

ANC  
House  
Plans

# Ranch Homes for Today

HOUSE PLANS BY ALWIN CASSENS, JR., ARCHITECT



RANCH HOUSE WITH SPECIAL STANDARDS, See pages 36-37

A FOURTH COLLECTION OF  
THE MOST POPULAR HOMES  
BUILT IN AMERICA TODAY.  
News-making split-levels,  
Cape Cods and ranch plans  
—all construction tested

KNOW-HOW  
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BOOKS

ALL BLUEPRINTS AVAILABLE







## LIVABLE HOMES PLANNED FOR FAMILY FUTURES BY ALWIN CASSENS, JR., AND HIS STAFF

ALWIN CASSENS, JR.

THIS NEW "Ranch Homes for Today" brings you plans selected from the very extensive work of Alwin Cassens, Jr., one of the nation's leading architects specializing in one-family homes.

The book is considerably different from the majority of house plan books because virtually every plan shown is that of a house which actually has been built and is being lived in—thus having proved its practicability for modern living. Furthermore, the plans selected are those which have received the widest acceptance and popularity among the many hundreds of designs produced through the years by Mr. Cassens. Care has been taken to include houses in every cost range, from the very lowest to the most costly.

Holder of an architectural degree from Carnegie Institute of Technology, Mr. Cassens has repeatedly received national recognition for his work as an architect. He has received medals from the Beaux Arts Institute of Design and from the Art Students League, and his house designs have won awards of merit from some of the most important home-making magazines in America. Publications in the building field continually single out his work for special mention.

The caliber of his work has been further recognized by both City College of New York and Hofstra College where he has served as instructor in specialized building courses, and he is frequently called upon to lecture before groups of architectural students and professional builders. For a year he headed the extremely important Architectural Committee of the Long Island Home Builders Institute—a trade association of more than 1,000 builders and allied segments of the



ALBERT J. SAN FANANDRE

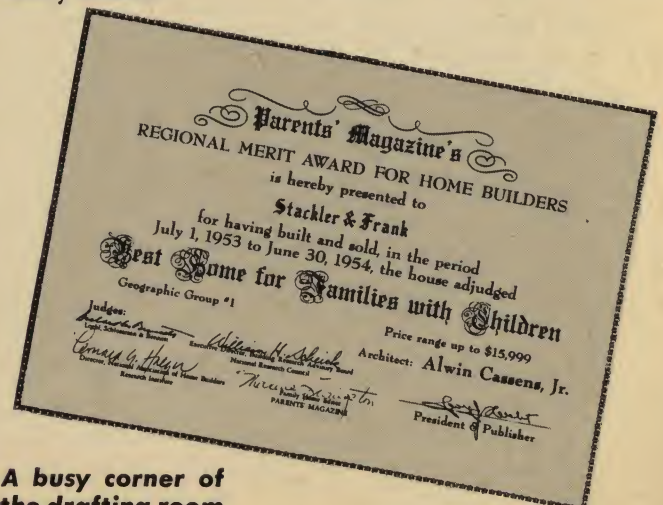
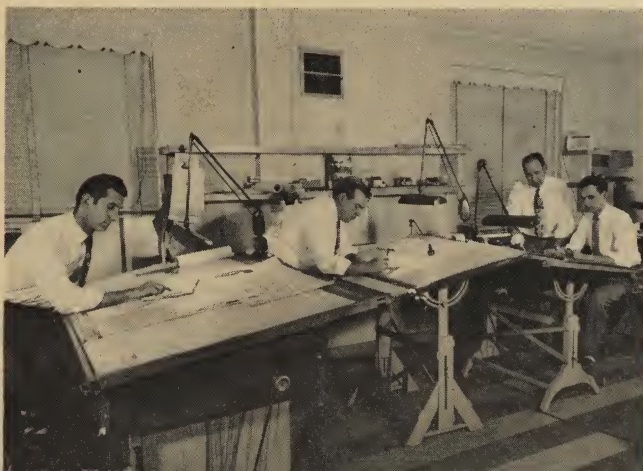
home building industry, an affiliate of the National Association of Home Builders.

Mr. Cassens maintains a large and very active organization in his busy Long Island office. In the past nine years alone, builders working from his plans have produced nearly \$300,000,000 worth of one-family homes, all designed with these thoughts in mind: economy of cost, the best in structural soundness, and the maximum in livability, beauty and convenience.

Associated with Mr. Cassens is Albert J. San Fanandre, who is a widely-recognized community planning expert and a member of the American Society of Mechanical Engineers and the American Association of Engineers. Mr. San Fanandre contributes importantly to the house designs in this book from his extensive engineering experience and his keen understanding of the practical aspects of design and construction.

Raymond Brett, chief draftsman in the Cassens organization, likewise has made notable contributions from his 17 years of experience in the home building field.

As a team, Alwin Cassens, Albert San Fanandre and Raymond Brett comprise a combination difficult to equal anywhere in the nation when one considers the designing of one-family houses.



A busy corner of  
the drafting room

Cassens' plans for  
Builders cited by  
Parents' Magazine



The houses are, in general, arranged by size according to square foot area. This does not include optional areas such as porches, garage, terrace or recreation rooms, but only living space. See opposite and pages 2-3 for helpful suggestions in selecting your plan.

# Ranch Homes for Today

<i>Plan</i>	<i>Sq. Ft.</i>	<i>Bedrooms</i>	<i>Style</i>	<i>Page</i>
EXCLUSIVE PIN MONEY RAMBLER	970	2	Ranch	4
RANCH WINDOWS FOR WELCOME WITHIN	950	3	Ranch	5
SUNFILLED SPLIT-LEVEL	960	3	Split-Level	6
SIMPLE ELEGANCE	990	3	Ranch	7
MULTI-PURPOSE MULTI-LEVEL	1030	3	Split-Level	8
EXTRA ROOM FOR EXTRA LIVING	1025	2-3-4	Expansion	9
SPACE TO SPARE	1032	3-4	Ranch	10
PICTURE WINDOW PERFECT	1053	3	Ranch	11
PRIZED FOR MAXIMUM COMFORT	1075	3	Ranch	12
A "NATURAL" FOR SUBURBANITES	1045	3	Ranch	13
A PERFECT RANCH SETTING	1080	3	Ranch	14
BARBECUE PATIO SPLIT-LEVEL	1160	3	Split-Level	15
COLONIAL DISTINCTION—SPLIT-LEVEL PLAN	1770	3	Split-Level	16
SPLIT-LEVEL MEANS COMFORT	1124	3	Split-Level	18
STEP DOWN STUDY	1185	3	Ranch	19
FUTURE MINDED FUNCTIONAL HOME	1200	1-2-3-4	Expansion	20
NEW LOOK IN LUXURY LEVELS	1785	3	Split-Level	21
EFFICIENT RANCH HOUSE	1240	3	Ranch	22
MATCHLESS STYLING	1245	3	Ranch	23
SPLIT-LEVEL BUDGET BEAUTY	1175	3	Split-Level	24
SEEING IS BELIEVING	1285	2-3	Ranch	26
A HOME TO BE LIVED IN	1333	3	Ranch	27
DRAMATIC SPLIT-LEVEL HOME	1345	3	Split-Level	28
REMARKABLE RANCH HOME	1485	3	Ranch	29
TRULY NEWS IN A TRI-LEVEL	1435	3	Split-Level	30
ADAPTABLE TURNABOUT HOUSE	1550	2-3	Ranch	32
CALIFORNIA CASUAL	1600	3	Ranch	34
BLUE RIBBON HOUSE	1685	3	Ranch	35
SPACEMAKER RANCH HOUSE, <i>Cover Feature</i>	1838	3	Ranch	36
SPLIT-LEVEL VALUE BUILT IN	1685	3	Split-Level	38
CLASSIC RANCH HOUSE	1685	3	Ranch	39
EXPANSION WIZARDRY	1630	3-4-5	Expansion	40
MULTI-PURPOSE MODERN	1710	3	Ranch	41
A CAPTIVATING HOUSE	2100	3	Expansion	42
PANORAMA TERRACE LIVING	2410	3	Ranch	44
RANCH HOUSE MASTERPIECE	2880	3-4	Ranch	45
HIP ROOF—HANDSOME STYLING	2570	4	Ranch	46
RANCH HOUSE SHOW PLACE	1620	3	Ranch	<i>back cover</i>

Houses with Recreation Rooms, Study or Den: See pages 6, 8, 10, 15, 16, 18, 19, 20, 21, 24, 26, 28, 30, 32, 40, 42, 44, 45, 46.

How to Order Blueprints *page 47*

Find Your Perfect Home: A Library of Architect-Designed House Plans *inside back cover*

## Ranch Homes for Today

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## YOUR HOME AND YOUR FAMILY

IT HAS always been part of the American dream to have a home of your own for the best family living. To make your dream come true, you'll want to plan every step carefully to get the most out of your home today, and for a long, bright and happy future. You are sure to find among the expert plans here a house that fits your family, budget and all.

In this fourth collection of Mr. Cassens' most popular plans are many of his newest home ideas, together with a selection of favorites that appeared earlier, repeated in answer to overwhelming popular demand from books that are now out of print. All the benefits of Mr. Cassens' wide experience in home design are presented here, to bring the best in architect-designed houses within the reach of all.



**For the lucky. A small home with three living-play areas to separate parents and children. Cathedral-ceiling living room of exciting proportions. page 8**

### BLUEPRINTS ADAPTABLE LOCALLY

Your own demands and family needs may require the substitution of brick, cinder block, stone or other material for the type of construction pictured in the plan of your choice. Perhaps you will want to eliminate or add a bathroom; or you may prefer a one-floor house with a utility room to a house with a basement as shown. These are examples of changes that can be made easily on the spot by local experts such as builder, contractor or material dealer, using the blueprints you receive as a guide. In this way you can have your plan "custom-fitted" in your own area, although blueprint changes cannot be made here.

### BUILDING COSTS

We have often been asked to estimate the cost of building an individual house. Unfortunately it is almost impossible to do this, for the costs of any house are determined by such variables as local labor and material prices,

**High style luxury in a two-bedroom rancher. A house for a small family or older couple interested in hobbies. page 4**

### FHA

F.H.A. standards are so important in securing financing for building that you will want to be assured that your plan meets these qualifications. All the plans shown here meet the basic F.H.A. standards. Should there be local variations in your area due to climate or custom, such minor changes can be handled easily by your local building expert.

### PROFESSIONAL PLANS COUNT

These are "builder" plans, not just "paper" plans, completely practical because they have been designed with the basic idea of giving the most house for the dollar. By careful planning in the drawing board stage, there will be no unnecessary waste of lumber. In most instances, stock sizes of doors, windows and lumber lengths are used, to give you incalculable savings that professional builders recognize as being of primary importance.



**Corner windows in your living room, a glassed-in dinette overlooking the terrace—all extra features in this interesting floor plan. page 19**



the quality of materials used, and the extras you decide on. For some years now, costs have been stabilized between \$10-\$15 per square foot. For your convenience in calculating a very rough estimate, the size of each house is clearly shown by square feet, which unless otherwise specified, includes only living area. Porches, garages, terraces, etc. have been eliminated, since they are usually optional, and, of course, bear a lighter proportion of the cost burden.

#### REVERSED PLANS

You may find that a particular plan will fit better on your lot if it were reversed, that is, if the rooms on the right were actually on the left, or vice versa. A competent builder can usually accomplish this for you even from a blueprint as shown. However, as an added convenience, if you specify "reversal" with your order, we will send you blueprints mechanically reversed as in a mirror, with two sets in the original to permit you to read all figures and directions easily. For example, when you order four sets of reversed blueprints, you will receive two sets of mirror-reversed plans, and two sets of the original. Experienced builders and contractors find these blueprints entirely satisfactory.



**A prize-winner either way. This turnabout house can be built as pictured above with the turn in the drive, or with the garage doors facing the street. page 32**

#### PRIZE-WINNING POPULARITY

A good plan is one that has been tested by actual construction, and all of Mr. Cassens' plans have been designed with actual families in mind. These homes have been built from plans sold in every state in the country, but we seldom know the actual location of an individual house. Most homebuilders intend to move the moment their houses are built. For this reason, much as we would like to, we cannot send information regarding the location of houses built from Mr. Cassens' plans.

There's a wealth of homebuilding ideas in the plans included in this book. A careful study will help you find your best buy in a house that will give you the most for your money. Many of the plans can show you how features you have always considered luxuries are now available within your budget. The well-designed house means the most for your building dollar in terms of the most practical use of space within a framework that combines beauty, good living, and even future saleability. The investment in your home is an investment for the future. Start by safeguarding it with the right plan.

**Unusual three bedroom split-level, with the recreation room on the foyer level, and formal living-dining room terraced above. page 21**

#### SPECIFICATIONS AND LISTS

With each four sets of blueprints you also receive specification form (F.H.A. Description of Materials, Form 2005) filled in by the architect. The standard of quality for many important materials is specified here, and together with your blueprints, these specifications can become the basis for a contract with your builder. In addition, you will receive a lumber and mill check list as part of your plan package. These material lists, compiled by an expert, will be an invaluable aid in securing costs quickly and easily from your local lumber dealer—another time and money saving feature entirely free to you.



**Four bedrooms for parents and children. Family living to the rear in the modern style but without the "blank wall" look on the side facing the street. A true luxury house. page 46**





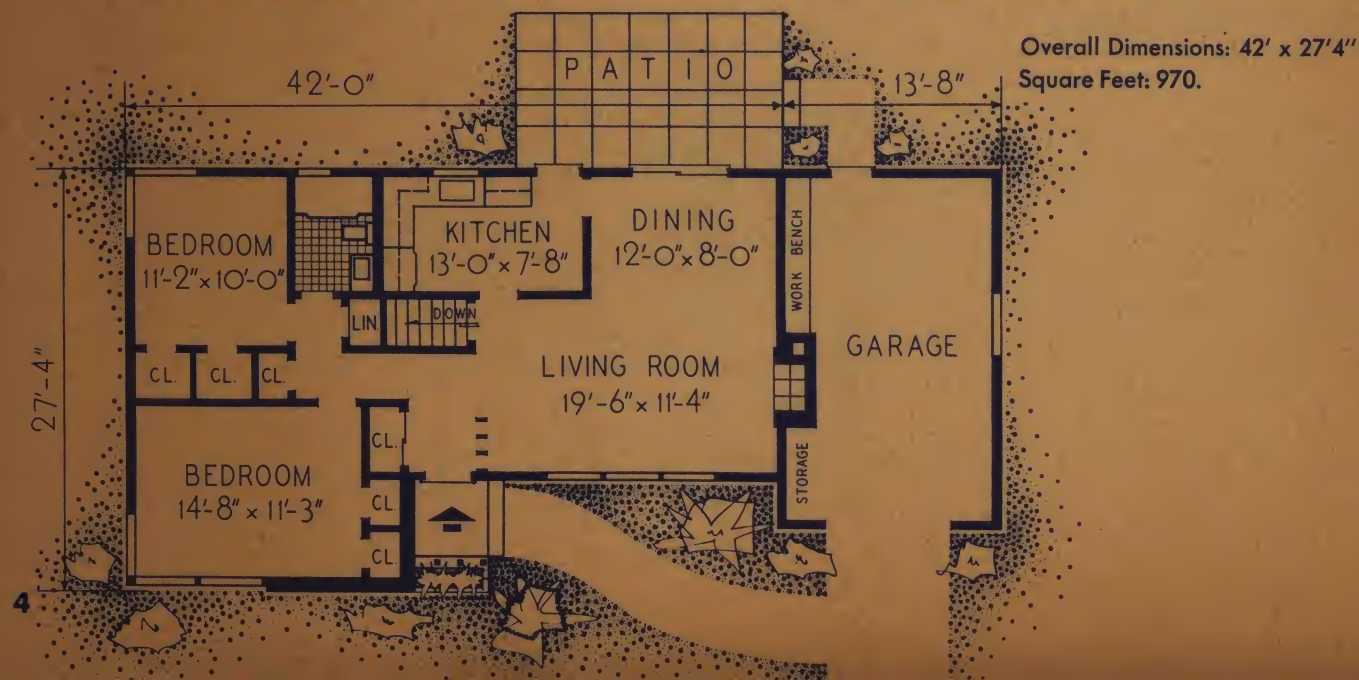
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## EXCLUSIVE PIN MONEY RAMBLER

PLAN NO. E-3384

If you are a two-bedroom family and have despaired of ever finding a smart, new home that fits your needs exactly, your search is over. This delightful ranch house, with its lovely exterior in shingle and brick, accented by contemporary planter boxes and awning-paned picture windows, offers two-bedroom planning at its best. First, there is a convenient covered entry that leads into the foyer. Here a coat closet with sliding doors offers double-sized storage for guests and household. The decorative posts shield the living room from front door drafts and make this important room seem even more spacious than it is. The spacious L formed with the dining room at the back is made particularly inviting with the well-designed fireplace, the awning-paned picture window at the front, and the sliding glass doors that open out to the patio at the back. Convenience is the watchword for

the kitchen, where L-shaped arrangement of utilities means step saving, and where a corner breakfast nook adds family comfort. There is a service entry from the patio, too, so that outdoor meals can be served easily. In the bedroom area of the house, the bathroom, with its guest vanitory, is back to back with kitchen for economy in plumbing installation. Each of the two bedrooms has corner windows for lots of ventilation and sleeping comfort all year round. The two big closets in the back bedroom, with the extra one just outside the door, are unusual in any but a luxury home. In addition, there is a good-sized linen closet near the bathroom, and in the master bedroom at the front, there are two more large storage areas. Even the garage is larger than you could find in just any house, and includes a storage alcove plus a work-bench for the "fellers" of the family.







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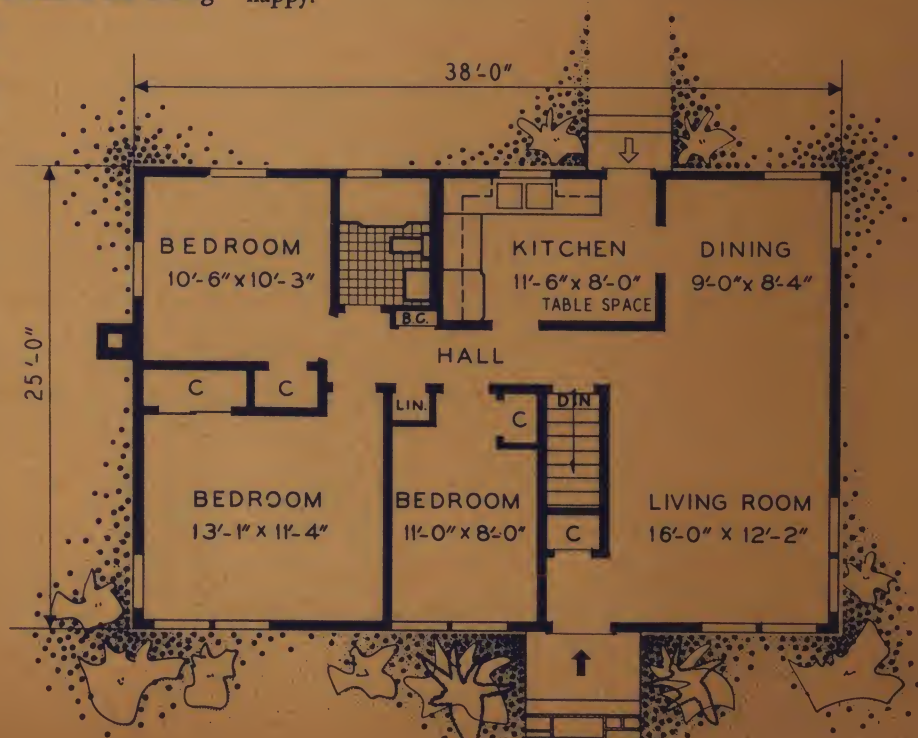
## RANCH WINDOWS FOR WELCOME WITHIN

PLAN NO. E-3385

One of the features most in demand today is the picture window and in this smart ranch house you have a living room with floor-to-ceiling windows to form an inviting corner in the living room. Your garden at the front and side becomes part of your living room decor with these wonderful window expanses. At the back there are corner windows in the dining room too, for a sunny, wonderfully airy room whether you plan family or formal meals. A spacious kitchen is a homemaking asset with a convenient L that incorporates double sinks under a sunny window and thus allows maximum area for a breakfast nook. You can plan a terrace behind the dining room, and the kitchen door will allow easy access for outdoor dining and snacks. The broom closet and

linen closet are in the hall just outside the kitchen but convenient to the bedroom wing and bathroom. The three breezy bedrooms grouped around the bathroom accommodate the family in superior comfort. Cross ventilation is a feature in the master bedroom and bedroom 2 at the back and two windows in bedroom 3 mean good ventilation here, too. This room would be perfect to serve as a study or den, especially if you cut a door in from the entry foyer. While economy is the keynote of this trim, simple house, the exterior look combines charm and hospitality in a budget home that will make any family happy.

Overall Dimensions: 38' x 25'.  
Square Feet: 950.



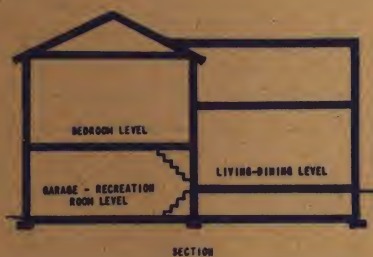




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## SUNFILLED SPLIT-LEVEL

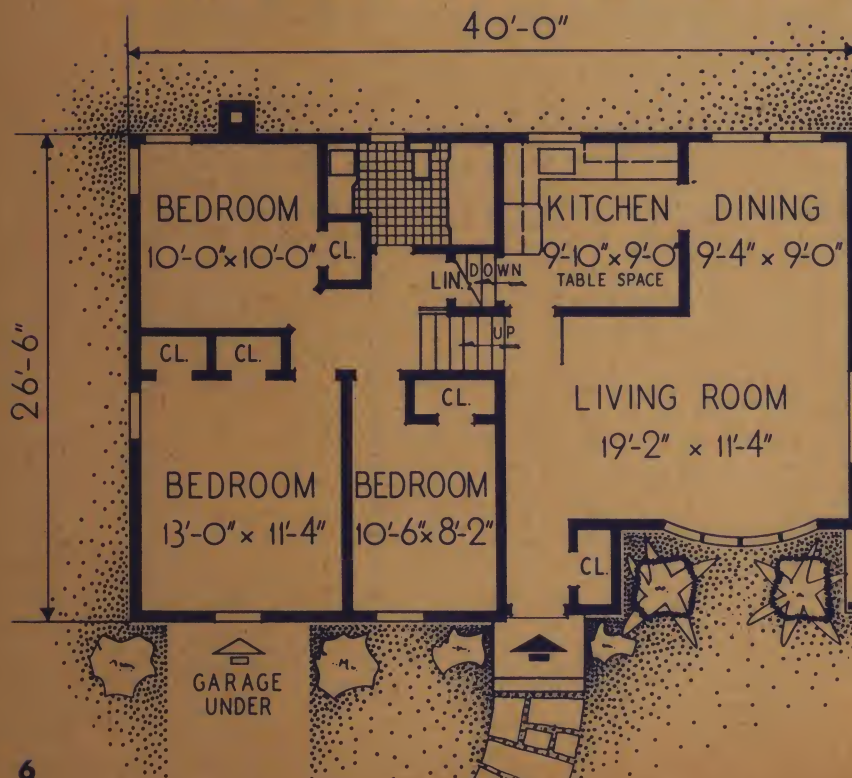
PLAN NO. E-3344



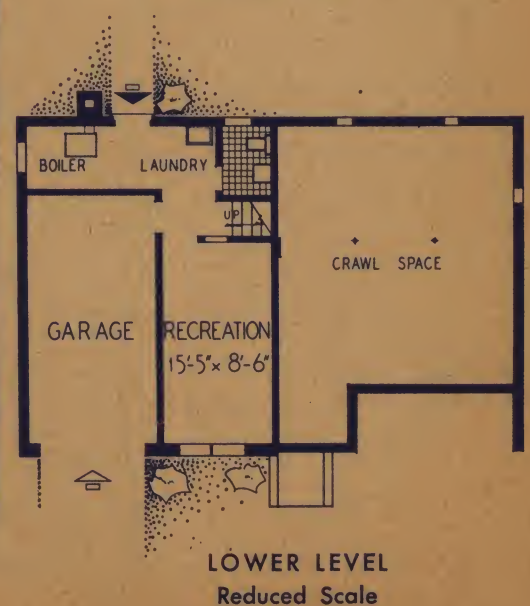
Lovely to look at and kind to your budget is this charming split-level home, where skillful planning makes waste space a thing of the past.

As you enter, a closet next to the front door forms a sheltering entrance way that lends space to the living area beyond. The gracious bow window is an unusual

feature, adding a note of distinction. The compact kitchen has ample space for a breakfast counterbar, and there's a complete dining ell, as well. Just a few steps down is the garage, laundry area, heater room and the split-level bonus — a bright and airy recreation room for the children on rainy days. A step-saving extra is the tiled lavatory here, convenient to the back yard entrance for quick clean-ups. A half-flight up from the living level you have three bedrooms, with huge closets, including a linen closet outside a large bathroom. Note the built-in dressing table-vanitory. Here is a house truly to be lived in and loved.



Overall Dimensions: 40' x 26'6".  
Square Feet: 960.



LOWER LEVEL  
Reduced Scale





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## SIMPLE ELEGANCE

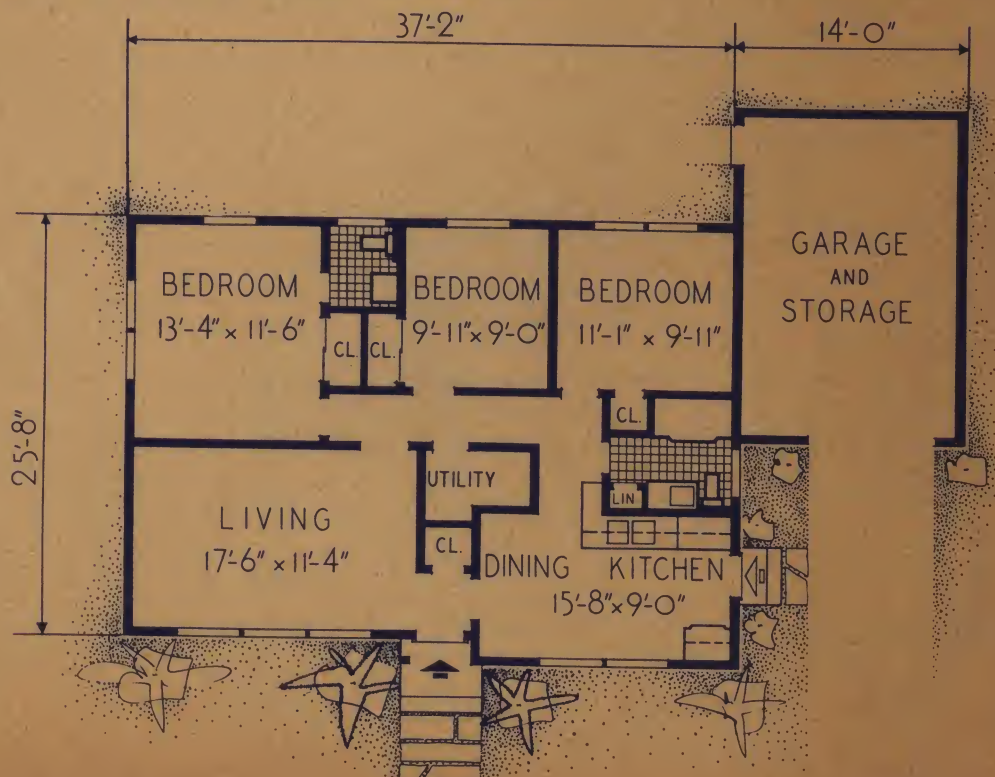
PLAN NO. E-3310

The warmth and charm of the living room picture window, bordered by a long, attractive flower box, sets the mood of this house. There is no unnecessary gingerbread to spoil the clean and simple lines of its exterior. And inside, the practical aspects of the layout match the beauty of its outside. The entire rear half of the house is reserved for the sleeping quarters designed with airy comfort in mind. A sliding door closet and its own tiled lavatory are two admirable features of the master bedroom. Minimum hall space convenient to the utility room means extra living space all 'round for the family. Another

asset, from the point of view of economy, is the back-to-back plumbing of the tiled, full bathroom and kitchen. The combined dining and kitchen area is almost 16' long, 9' wide, and is made bright and sunny by a set of double windows on one side, and, on the other, by the windowed kitchen door. General storage space is available in the garage, which has a convenient entrance from the rear yard.

Overall Dimensions: 37'-2" x 25'-8".

Square Feet: 990.



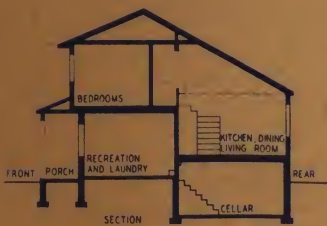




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## MULTI-PURPOSE MULTI-LEVEL

PLAN NO. E-3386



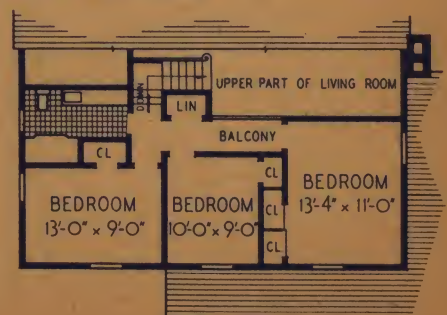
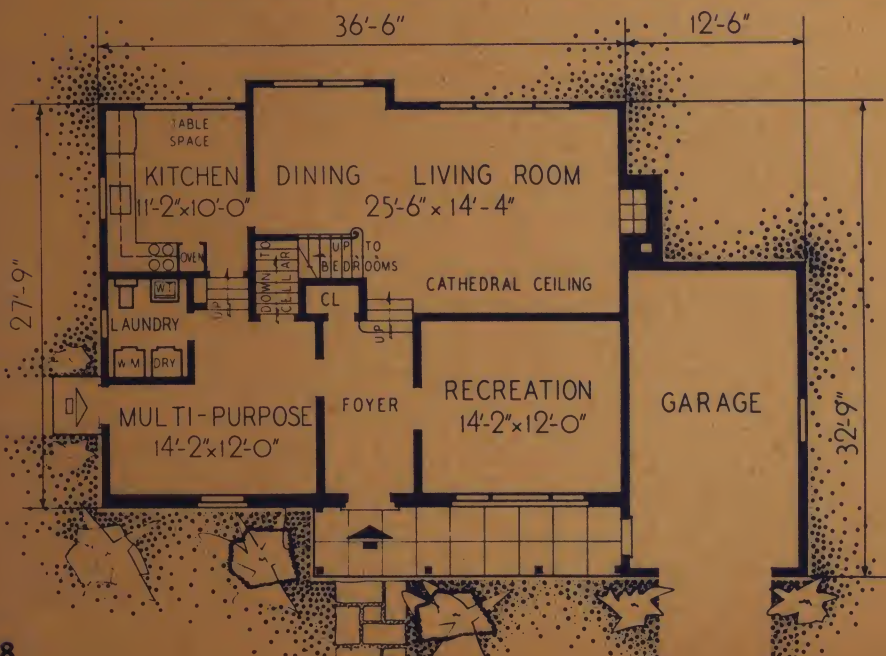
Split-level design has never offered so much extra living area as in this porticoed Colonial version. Not only is there a cathedral-ceilinged living room with adjacent dining room to give you more than 25' of entertaining space, but off the foyer there is a recreation room at the right, and a multi-purpose family room at the left. The recreation room has a striking picture window at the front, and is perfect for a junior living room where television can be shown. The family room is an even more important adjunct, since the service entry

opens into it, the laundry room is adjacent and you can get to the kitchen by a short stairway up, or down to the cellar. This multi-purpose room will do double duty as a work room, or, furnished with sofa-beds, it can be used as a guest room. There is a lavatory as part of the laundry to make this particularly convenient. Up the few steps, the kitchen has a good-sized L of counters and cabinets, and a corner that is designed for a dinette nook. Wall oven and counter range please the modern housewife. From the living level, there's a graceful stairway up to the bedroom level, and off the charming balcony there are three pleasant bedrooms. The family bathroom is spacious and convenient, with an alcove tub and super vanity-lavatory. The master bedroom and bedroom feature cross ventilation, and five large closets are planned.

It's wonderful how distinction, budget planning, and spacious comfort, formal and casual, go hand in hand in this home.

Overall Dimensions: 36'6" x 29'3".

Square Feet: 1,030 (living and service); 590 (bedrooms).



UPPER LEVEL  
Reduced Scale





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## EXTRA ROOM FOR EXTRA LIVING

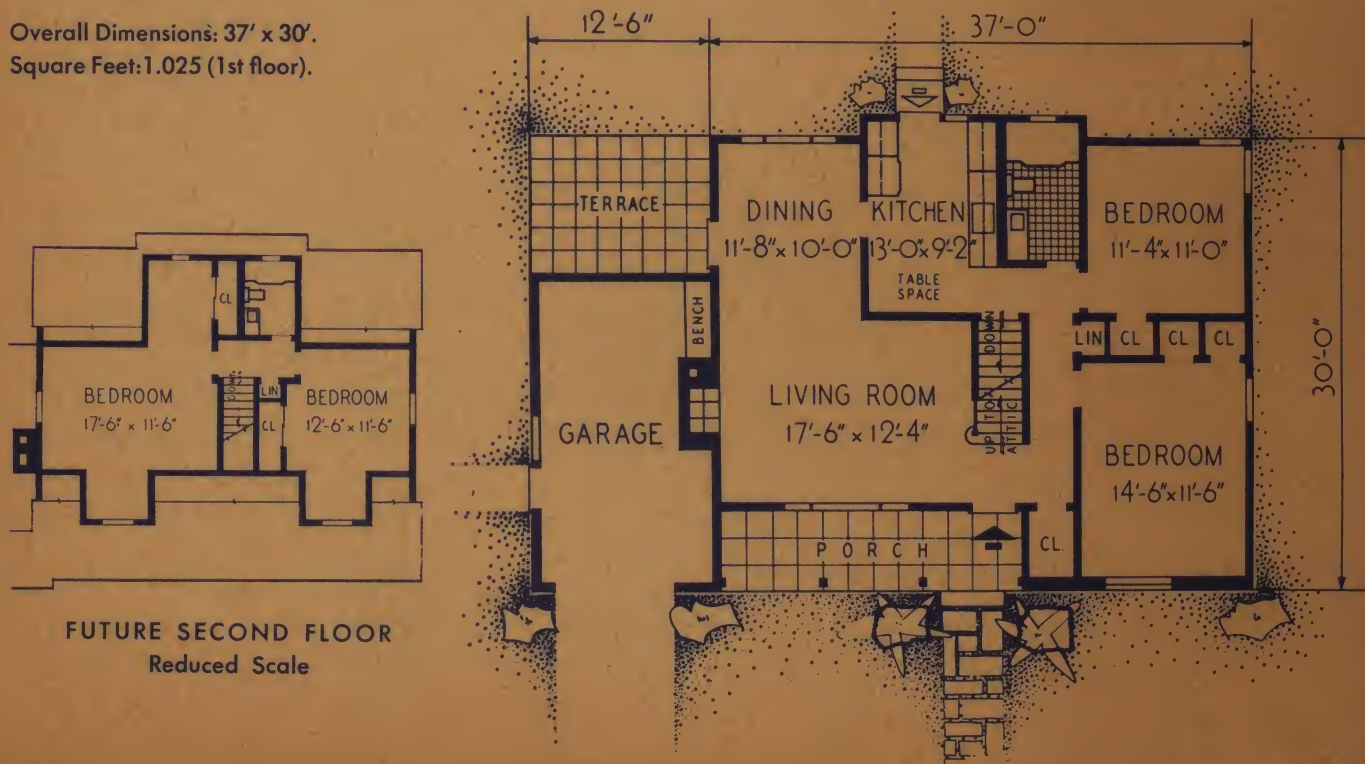
PLAN NO. E-3365

The expansion bonus isn't the only extra in this smart brick and shingle charmer. Since the lines are kept compact, a 60' lot would be large enough, but the interior spaciousness can't be bettered. Starting right at the front door, there's the wonderful center hall, so that you can reach any area without turning a major room into a traffic way. Particularly convenient is the bathroom, so convenient for use as a guest lavatory with its vanitory dressing table. The kitchen is at the back, just as you want it, and the layout is one for easy efficiency. Table space in one corner will accommodate a breakfast built-in. The

handsome L of the living and dining rooms is most inviting, and a deep fireplace adds a note of warm hospitality and cheer. The colonnaded porch shelters the picture window and enhances its full view possibilities. Another picture window in the dining room offers through ventilation that's such a comfort. Shielded by the garage, the outdoor terrace will welcome summer entertaining, just a step from the dining room and kitchen. A full closet wall separates the bedrooms, each of which enjoys cross ventilation, and upstairs you'll finish two more spacious, airy chambers plus another full bathroom.

Overall Dimensions: 37' x 30'.

Square Feet: 1,025 (1st floor).







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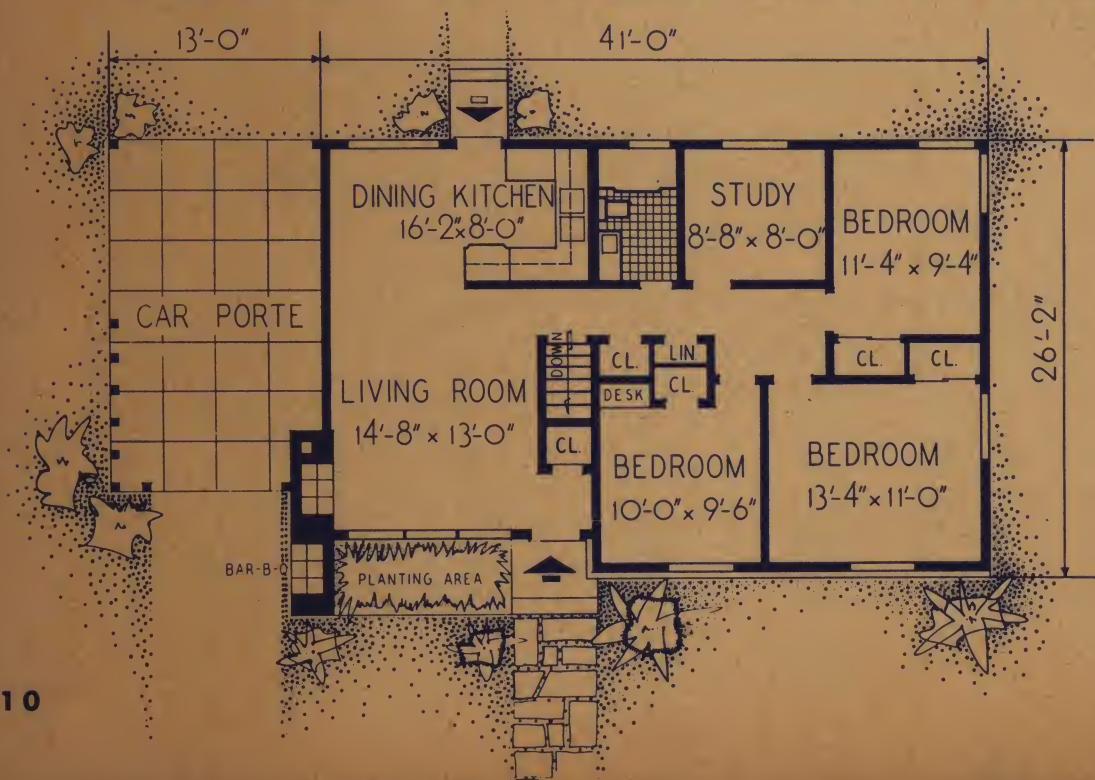
## SPACE TO SPARE

PLAN NO. E-3364

Your dollars will do double duty in this magic ranch house that gives you SIX AND A HALF rooms in just about 1,000 square feet. Here is planning calculated to give you the most home for your money plus one of the handsomest ranch designs you've ever seen. The stunning exterior uses brick, stone and siding to smart effect, with a tremendous stone chimney that accommodates a Bar-B-Q adjacent to the car porte patio. Wide, bright window areas are featured in every room, with picture view windows for the living room to overlook the front garden and planting area, and another lovely view to add sparkle to the dining area at the back. A simple addition of a foldaway screen between kitchen and dining room offers

a full entertaining sweep for your largest gatherings—almost 23' and the trim, contemporary fireplace corner adds hospitality and charm. A vanitory-lavatory is an extra in the bathroom, placed economically back-to-back with kitchen plumbing lines. Where the super planning is starred, however, is in the bedroom wing. There are three good-sized bedrooms, plus a study that can serve as a fourth chamber, or furnished with a convertible sofa bed becomes a guest-room, study or TV den. There's a built-in desk in one bedroom, and perfect ventilation and spacious closets in all. Here is a house that helps you keep your eye on your budget and offers an eye-catching home that will be the envy of any neighborhood.

Overall Dimensions:  
41' x 26'2".  
Square Feet: 1,032.







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## PICTURE WINDOW PERFECT

PLAN NO. E-3348

The exterior charm of this comfortable ranch house is as much a part of the plan as the spacious interior. White shingle and green shutters contrast with the widely used glass areas, all shaded by the thoughtful roof overhang, and topped off with a cupola for a flourish. The living room is shielded from the front door by an inviting foyer

and a coat closet. There's a 23' sweep between front and rear picture windows in the living-dining room, and a handsome fireplace seems to add even more. The kitchen is a cheerful place and completely practical. Next to it, for economy in back-to-back plumbing, is the bathroom, convenient to each of the three bedrooms.

### Perfect Extras:

Seven sliding door closets.

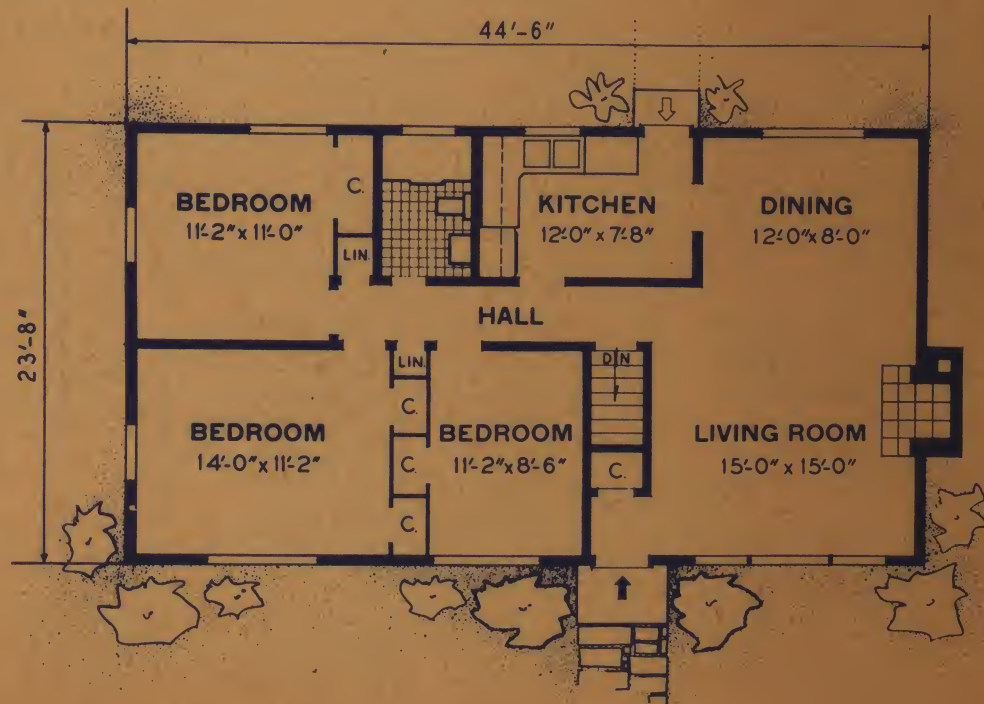
Cross ventilation in master bedroom.

Add a door to study bedroom from the foyer.

Kitchen corner dinette.

Overall Dimensions: 44' 6" x 23' 8".

Square Feet: 1,053.







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## PRIZED FOR MAXIMUM COMFORT

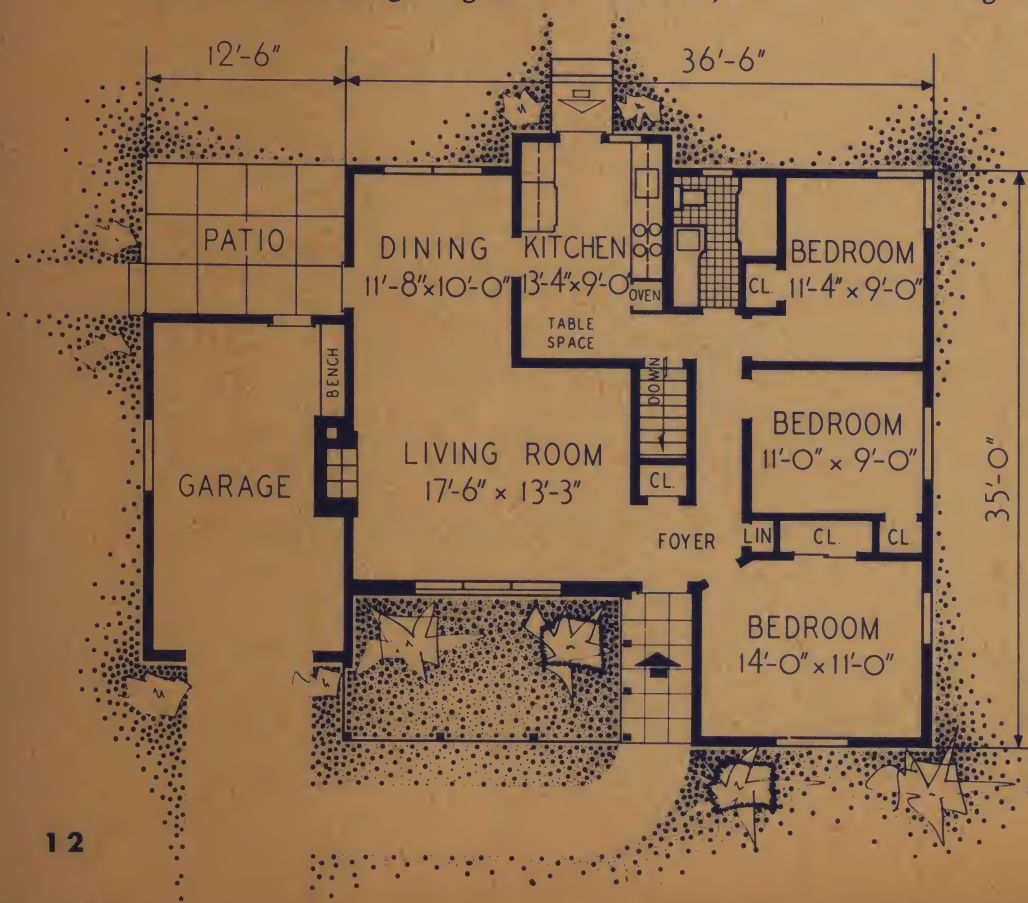
PLAN NO. E-3387

This is anything but a big house, but everything you want in a new home is right here. One of the best features of the U-shaped plan is the feeling of extra spaciousness that you get from the outside, with the extensions of bedroom wing and garage framing a front garden and sheltered walk. Because of the foyer and adjacent hall, you have the best kind of traffic circulation, especially important in a home with growing children. To the left, L-

shaped living and dining space gives you a wonderful expanse across the front, side and back of the house, but you can screen the dining room with a folding partition or sliding doors. The patio at the side is sheltered by the garage for outdoor dining in privacy. A stunning fireplace dominates the area, and picture windows face front and back. The kitchen has its own entry, and features the new oven and range "separates." In the bedroom wing,

sunny and spacious rooms are placed in a line and the family bathroom is at the back next to the kitchen. Two exposures are included in the master bedroom and corner windows in the bedroom at the back. The work bench or storage area in the garage is an important extra. Every building dollar is important, and this is a house that makes the best possible use of your budget.

Overall Dimensions: 36'-6" x 35'.  
Square Feet: 1,075.







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## A "NATURAL" FOR SUBURBANITES

PLAN NO. E-3315

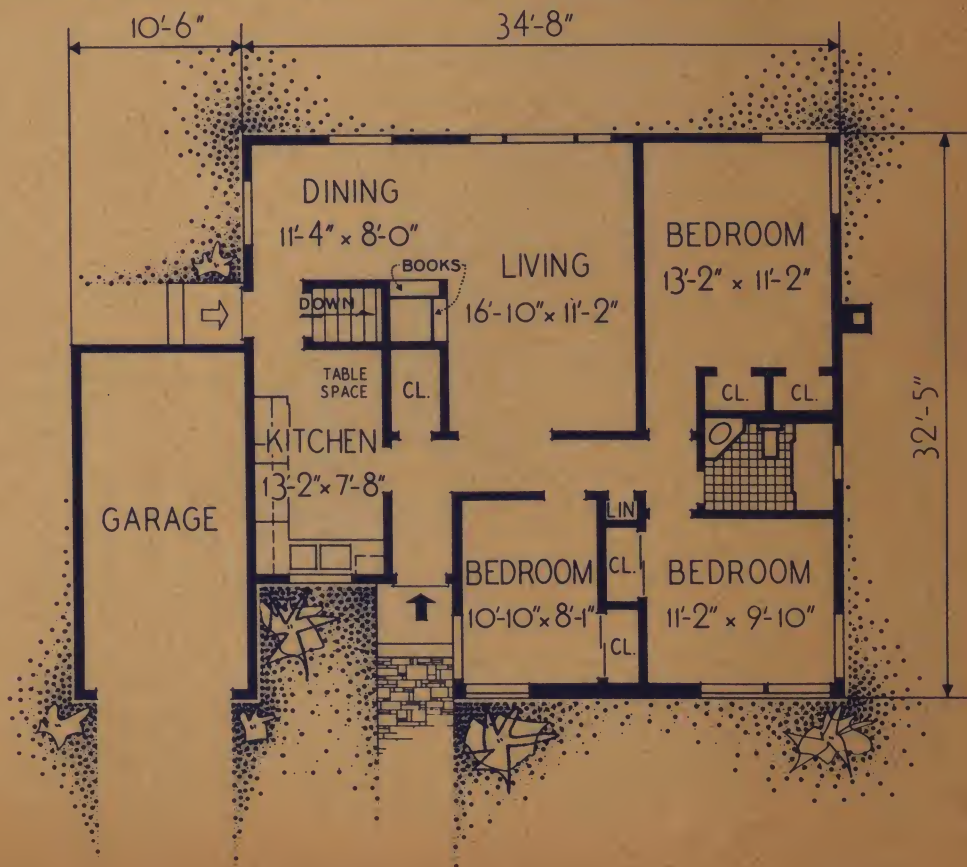
Here is a natural home for gracious suburban living. Its popular ranch style structure shows off to advantage in either town or country. Especially designed for Mr. and Mrs. Average American, this charming Rambler, with garage attached, is an outstanding investment value. Well away from the generally busy living quarters are three comfortable bedrooms, each with airy corner windows and a large, built-in closet with sliding doors. The dining

and living rooms unite to form an L, and are enhanced by a clever arrangement of corner book cases, which help to create one unit of these two rooms. The kitchen with a corner for snacks, is made bright and cheerful by a posy-filled flower box just outside its window, and lacks nothing in the way of labor and time saving devices. From the point of view of economy, appearance, and utility, this is the perfect house for you.

Overall Dimensions:

34'8" x 32'8".

Square Feet: 1,045.







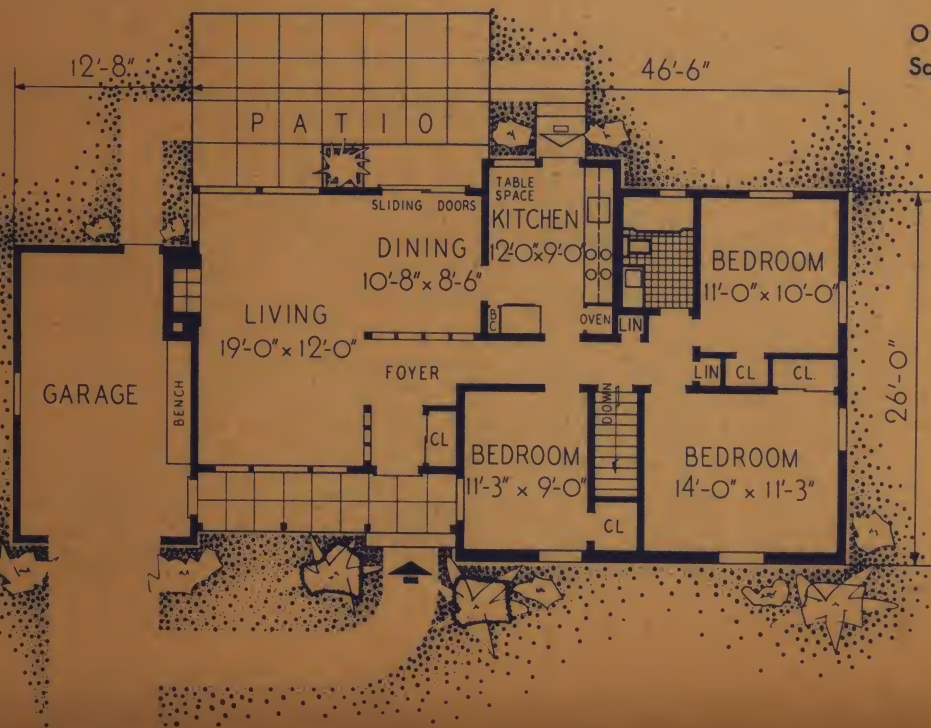
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## A PERFECT RANCH SETTING

PLAN NO. E-3388

This warm, welcoming rambler is as pretty as a picture as you approach and catch a glimpse of the shingle and fieldstone exterior. The charm of a "country" house is expressed by the columned, sheltered porch and wide flower boxes at the front windows. As you step inside, note the clever planning for center hall convenience without destroying the open planning of living and dining rooms. Smart, ceiling-high posts shield both areas pleasantly, without interfering with the wide open feeling you get within the rooms themselves. The arrangement is a spacious L-shape, with picture windows at the front, awning windows at the back of the living room, and sliding glass doors for the dining room provide the wealth of glass area that promises sunlight and cheer at all seasons.

Kitchen convenience is taken for granted, with one whole wall given over to the counters, cabinets, sink, range top stove and built-in oven. The refrigerator is placed at the front wall and a convenient broom closet is fitted in beside it. Breakfast nook space is planned at the clear window and of course you have a handy back entry with a path leading to the patio for outdoor serving. The bathroom is completely tiled, back-to-back with kitchen for plumbing economies, and includes a trim vanity as you come in. The L-wing for the bedrooms means cross ventilation in each one, a comfort bonus. Closets are large and abundant which means a lot, too. Little things mean a lot in budget building, and these design ideas are all part of this plan.



Overall Dimensions: 46'6" x 28'.  
Square Feet: 1,080.

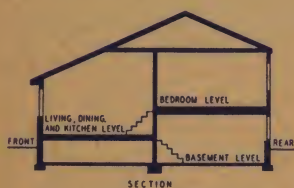




ARCHWAY PRESS, 117 W. 48, N. Y. 36

## BARBECUE PATIO SPLIT-LEVEL

PLAN NO. E-3367

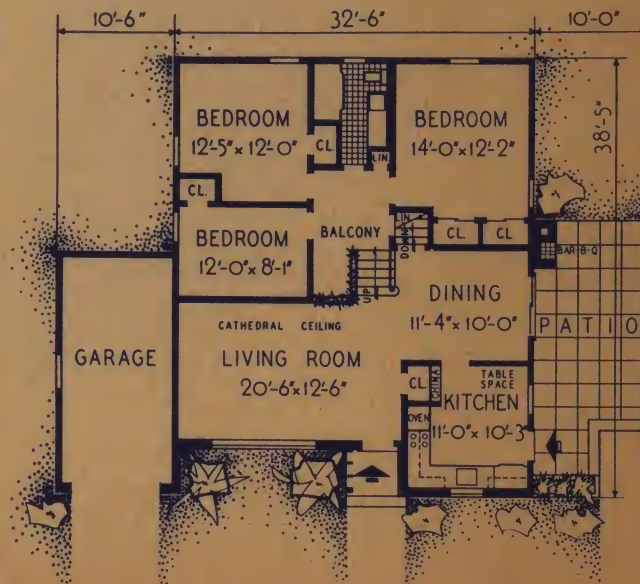
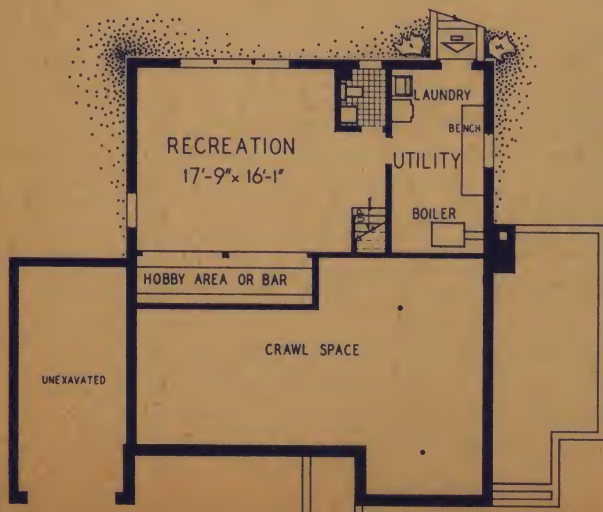


There's so much news in this spectacular split-level home that it takes your breath away. To start with there's the stunning ranch styling of the front of the house—

the "new look" in multi-level living so distinctively done here with warm brick and creamy shingles set off by the latest in aluminum awning windows. Outside, a contemporary planter shields the living room from front door drafts and beyond is the living area, doubly spacious and charming under its cathedral ceiling and plant wreathed balcony that leads to the bedroom level. Here's the first of many wonderful surprises. A curving open stairway leads up six steps to the bedroom balcony where the three comfortable bedrooms enjoy accessibility plus perfect privacy.

The fully tiled bathroom has a smart vanity, and two linen closets outside on the balcony. On the living level, the kitchen is at the front and boasts excellent cabinets and counters plus a counter-top range and separate built-in oven. Eating space is at its best in the sunny corner that looks out on the patio, and built-in china shelves line the pass-way to the dining room. Indoors and outdoors blend together through the sliding glass doors that lead out to the shielded flagstone patio, a handsome outdoor entertaining area complete to its own barbecue fireplace. For extra entertaining area, the lower level recreation room is a winner where every member of the family can enjoy hobbies and games in spacious comfort all year long. The laundry area is well planned, too, with a door out to the drying yard, and a convenient lavatory to the side for the convenience of guests and family alike.

Overall Dimensions: 32'6" x 38'5". Square Feet: 1,160.



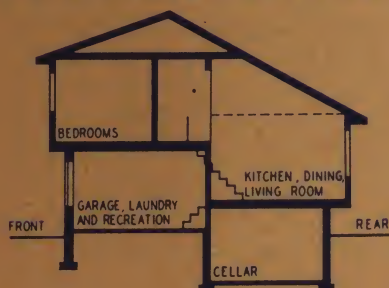




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## COLONIAL DISTINCTION—SPLIT LEVEL PLAN

PLAN NO. E-3389



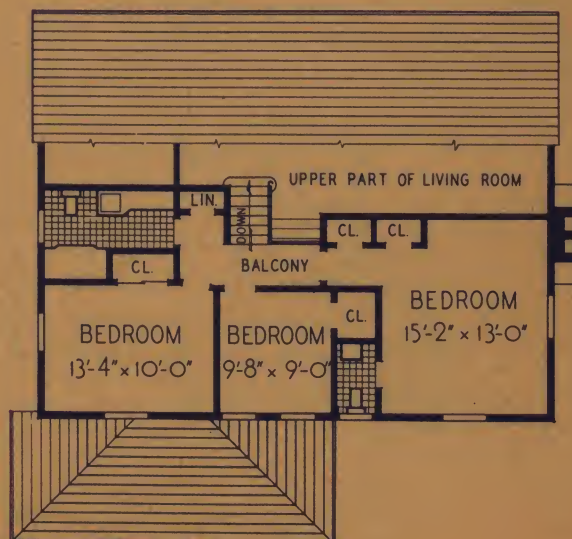
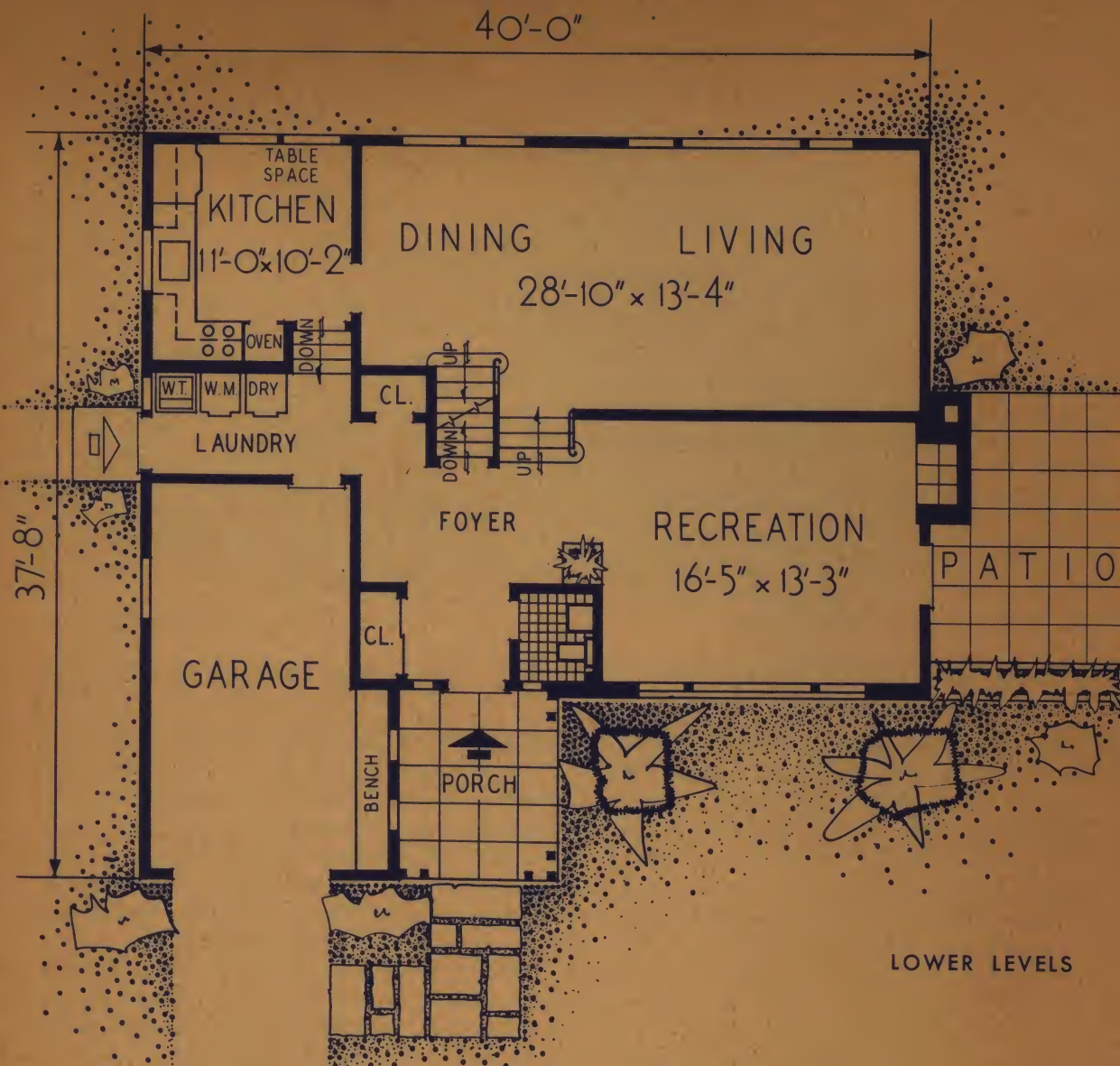
stunning home is sure to offer a real find. The floor plan makes it even more popular, offering four convenient levels that include living, sleeping and relaxing and utilities in the most convenient arrangement you've ever seen. As you step into the foyer you are in a position to reach all areas with ease. To the right on this level is the recreation room, with its bright picture window that you see at the front. There is a lovely off-center fireplace, and a patio to the side screened by a brick wall and planting. A guest lavatory is a welcome extra in the foyer. At the entry there is a double coat closet with sliding doors, and off to the left another closet right outside the laundry. Here the convenience of a full laundry area plus a service door and easy access to the basement level (you can

For those who love the handsome, two-story facade that is identified with the Colonial tradition and want split-level functionalism, this

go right down from the foyer, too) cannot be overestimated. A few steps up from the laundry is the kitchen, with double windows at the breakfast nook corner, and cross ventilation with the wide window over the work counter. The wall oven and counter top range are started here. A swinging door leads into the dining zone of the living level, reached too by a graceful short stairway from the foyer. The story-and-a-half expanse of almost 29' can be separated by louvered doors or drapes for perfect dining privacy, and when it is thrown open, it accommodates your most important parties. Great, clear picture windows enhance both areas. To reach the bedroom level, it's just a half flight up from the dining room to a charming balcony that protects the privacy of the three bedrooms. Here you have two family chambers that are airy and comfortable, and a full tiled bathroom with a super vanity and alcove tub. The linen closet is just outside the door, and closets for the bedrooms are unusually spacious. The master bedroom has two closets of its own, cross ventilation, and a tiled lavatory that is completely private. Note the windowed work alcove in the garage, among the other nice extras abounding in this wonderful home.

Overall Dimensions: 40' x 37'8", including garage.  
Square Feet: 1,110 (1st and 2nd levels);  
660 (bedroom level).





BEDROOM LEVEL  
Reduced Scale





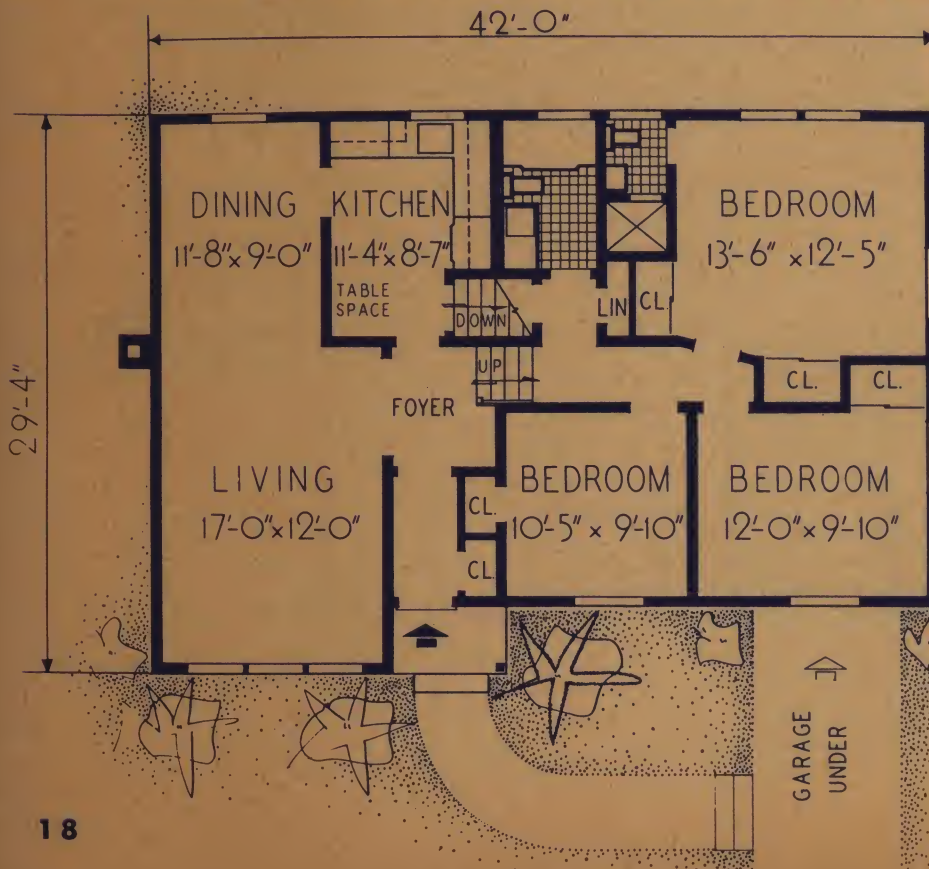
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## SPLIT-LEVEL MEANS COMFORT

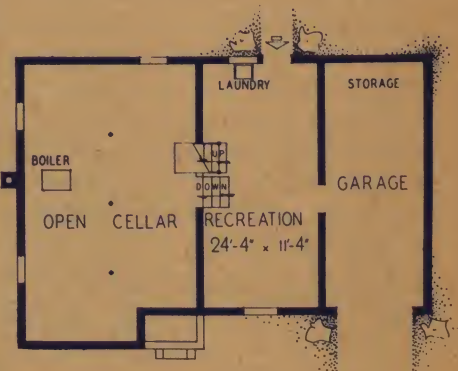
PLAN NO. E-3318

With all-on-one-floor ease combined with two-story privacy you can have your cake and eat it too, and this stagger plan is your answer. The smart, shingled exterior has the look of a ranch house, and the underneath garage is a convenient addition. On the basement level there's storage, laundry facilities and a cheery recreation room. Up a half flight of steps, you have your living level. A pleasantly sheltered front door leads into a welcoming

foyer, convenient to the spacious kitchen and a traffic saver for the living and dining rooms which form a hospitable full length entertaining area. Up five steps from the foyer, the bedroom level is secluded but easy to reach. The master bedroom has a private shower bathroom, and the family bathroom, right at the landing, has a vanity-lavatory for a perfect powder room. Prize features are split-level specialties here.



Overall Dimensions: 42' x 29'4".  
Square Feet: 1,124.



LOWER LEVEL  
Reduced Scale





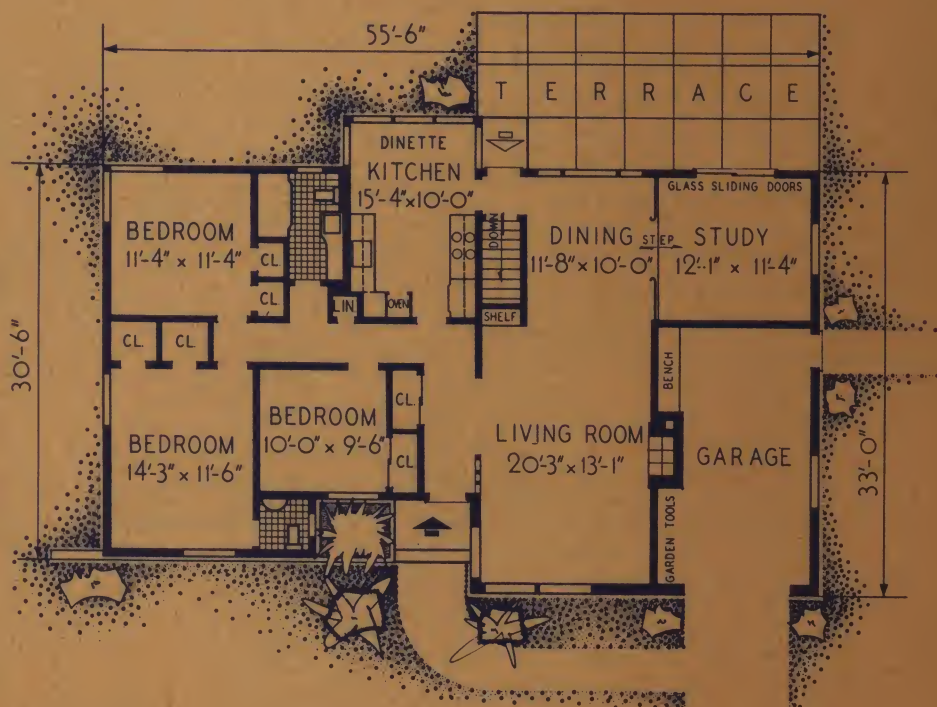
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## STEP DOWN STUDY

PLAN NO. E-3390

This plan stresses the most important features in home-building these days—an extra study or den and a wide terrace for outdoor living. The study is particularly noteworthy, just one step down from the dining room with two exposures, one of them the sliding glass doors that open out to the terrace beyond. This supplements the main living room where corner windows enjoy a view of the front garden and a fireplace adds a note of cheery warmth. The dining room opens through a wide archway beyond, and here picture windows look out on the terrace. One of the nicest ideas is the dinette end of the kitchen, with windows on three sides. The kitchen area includes a wall oven and counter top range among its work-saving factors. A center hall plan is almost indispensable for a family with children. See how neatly the areas are divided and yet how easy it is to reach all rooms from the front door. The bedroom hall is to the left, past a spacious, sliding-door guest closet, and the three bedrooms have the privacy that means so much. Double closets of extra size are part of the master bedroom, and a trim private lavatory is attached. The chamber at the back

has two closets all to itself and lovely corner windows. A tiled bathroom includes a vanitory and the linen closet is right at hand in the bedroom hall. The third bedroom is comfortable, too, with good window space and a double sliding door closet. The garage is integrated into the house and performs its functions for car shelter, tool storage and work bench alcove.



Overall Dimensions: 55'-6" x 30'-6",  
including garage.  
Square Feet: 1,185, including den.





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## FUTURE MINDED FUNCTIONAL HOME

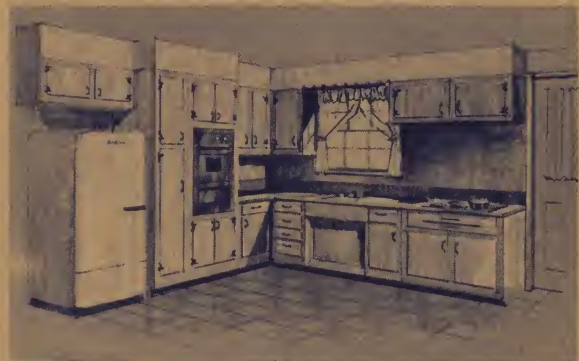
PLAN NO. E-3391

There is a double purpose about this lovely Cape-Cod home that is apparent at once. You can start off with two comfortable bedrooms downstairs, and as your family grows in size, three more large bedrooms can be finished on the expansion floor above to give you a perfect two-story home. The front bedroom downstairs can then become a study-den or TV room which is just what a family with growing children needs to offer entertaining privacy. The big downstairs bathroom has a vanitory alcove, and the second bathroom is on the plumbing stack above. The kitchen is back to back with the first bathroom for additional installation economies, and is a smart, almost square room that offers additions such as a dining area alcove, wall oven and counter range plus a convenient broom closet. One of the nice features of the house is the back terrace opening from kitchen and dining room for outdoor relaxation for family and guests. The living room is at the front, and it's a lovely room with its deep bay and welcoming fireplace. A large garage offers space for two cars with plenty left over for work bench and

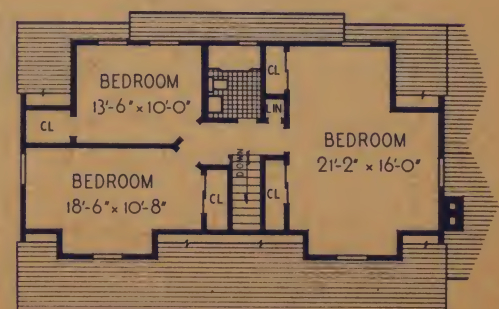
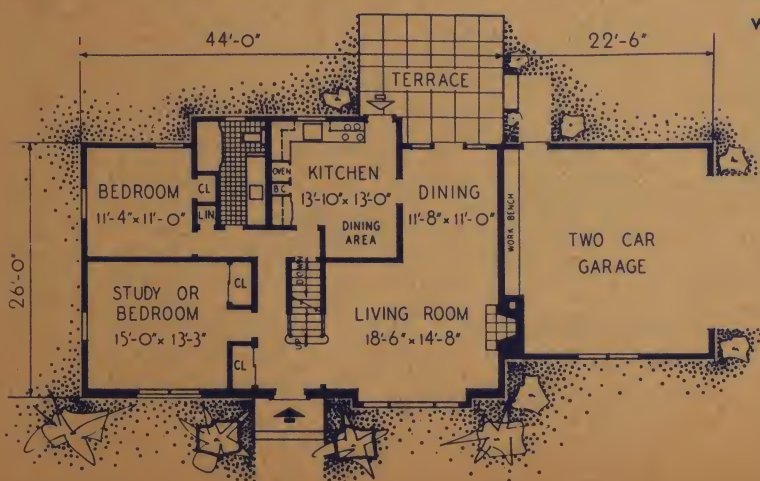
tool and toy storage. On the first floor, five closets are included, but that is only part of it. When the bedrooms above are finished, you'll add five more, each one a marvel of storage efficiency.

Overall Dimensions: 44' x 28'6".

Square feet: 1,200 (1st floor).



A perfect picture of the kitchen, showing wall oven and closet bonus around it.



FUTURE SECOND FLOOR





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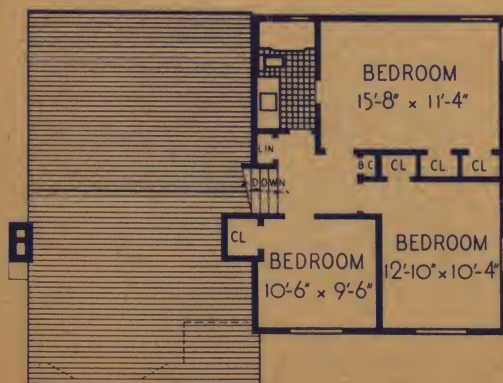
## NEW LOOK IN LUXURY LEVELS

PLAN NO. E-3392

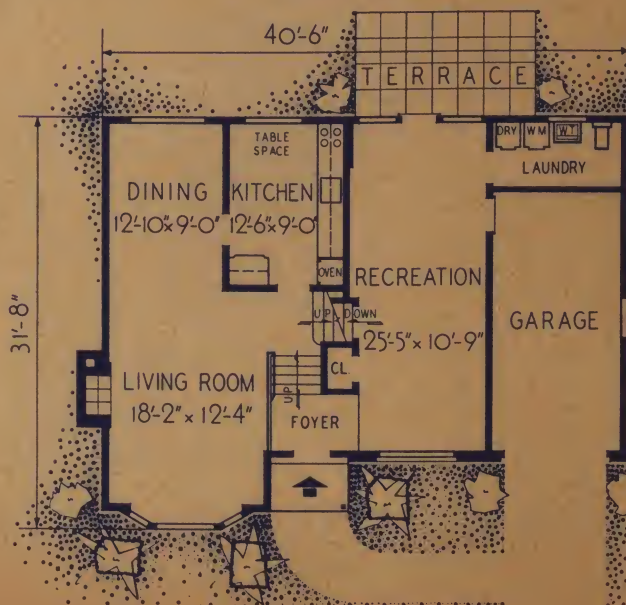
This dignified, gracious split-level plan has many new and different ideas incorporated into a custom plan. It's really a new look in split-levels with a dramatic, story-and-a-half entrance and smart contrasts of brick, shingle and vertical boards. As you step into the foyer, you'll find the recreation room to your right. Now this is a really sensible location since it makes this hospitable area immediately accessible from the front door and the terrace at the back can be reached easily too, for outdoor entertaining or playtimes. There's a door in from the garage for wet weather, the laundry room and lavatory are conveniently placed in a fully enclosed room at the side, and you can also reach the basement level by the few steps down, shown at the other side. Up six steps from the foyer you are on the living level, with the formal living and dining rooms enjoying perfect privacy. Take special

note of the stunning fireplace, the bay window at the front and the picture window at the back, as well as the sweep of more than 30' for living-dining areas. The kitchen has a wall of counters, cabinets and in addition, the built-in oven and range burners that are so popular today. On the level above, 7 steps up from the second level, are the three bedrooms, taking advantage of multi-level planning to achieve privacy that is usually found only in two-story homes. The master bedroom is at the back and has corner windows for cross ventilation comfort. An economical extra is the door that leads right into the bathroom from this chamber. The family bedrooms are at the front, each one comfortably proportioned. There are 6 big closets for super storage, and the vanity in the tiled bathroom is a nice extra. Here's a wonderful split-level to balance any building budget.

Overall Dimensions: 40'6" x 31'8", including garage.  
Square Feet: 1,175 (recreation and living levels);  
610 (bedroom level).



BEDROOM LEVEL  
Reduced Scale







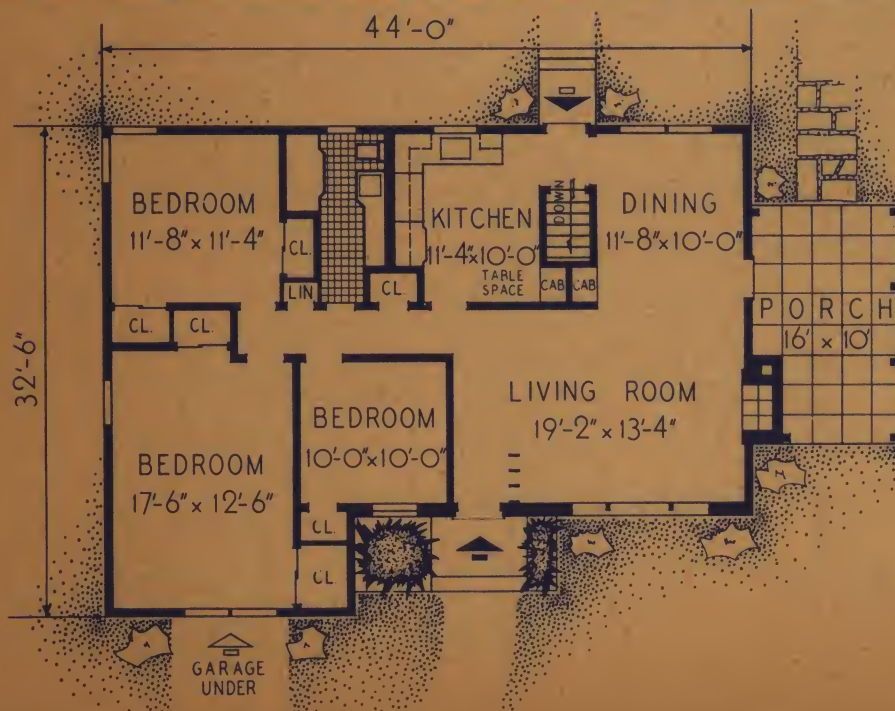
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## EFFICIENT RANCH HOUSE

PLAN NO. E-3374

It's easy to understand why this house has proved popular all over the country. A first glimpse of the long, sweeping ranch lines shows a house of distinction, where shingle and brick are used so effectively, with contrasts in the fieldstone planter walls and full-length shutters framing the front door. The garage under the bedroom wing is a note that is gaining popularity with budget-minded home planners because it permits you to put this house on a much smaller lot than it would ordinarily require. The plan offers six spacious rooms where three large bedrooms provide spacious sleeping comfort. The master bedroom is more than 17' wide and has two space-saver sliding-door closets. Adding a door in the

smaller front bedroom would permit it to do multi-service as a study-bedroom or den. Striking vertical posts shield the living room from front door drafts and the deep fireplace and wide picture window are charming highlights. A built-in cabinet shows off your prettiest china in the dining room, and there's another such cabinet in the kitchen, right near the breakfast area. A door opens from the dining room to the covered side porch for summer living outdoors. The service entry and vestibule lead right to the cellar steps, which helps to keep your carpets dust-free. Economical plumbing installation is considered since the bathroom is right next to the kitchen and it's a fully tiled bathroom with a plus for use as a guest lavatory with the king-sized vanity. Examine all the values here and you'll know you've picked a winner.



Overall Dimensions:

44' x 32'6".

Square Feet: 1,240





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## MATCHLESS STYLING

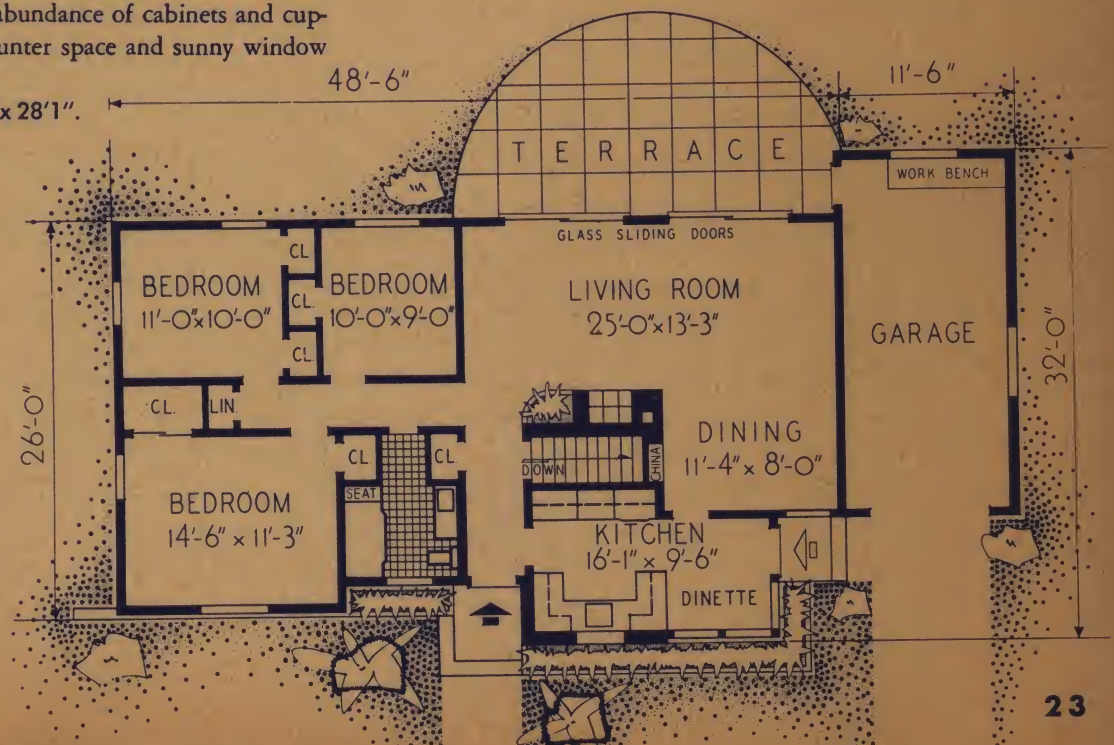
PLAN NO. E-3393

Luxurious in proportions and in its wealth of living area, this house is anything but an expensive dream. Good, down-to-earth use of the available space gives you the largest rooms you could expect in a moderate-priced home. There's even a center hall that leads you neatly to living, bedroom and kitchen areas. The master bedroom and the one at the back have cross ventilation. All three chambers are well equipped with closets, and well set off from the rest of the house. The bathroom has a vanitory and also an alcove tub, with a built-in seat at one end of it. Kitchen and dinette are at the front of the house and a service entry is at the garage side. The work area is equipped with an abundance of cabinets and cupboards, plenty of work counter space and sunny window

over the sink. The dinette side is in a windowed corner, cheery as it can be. For party times, the living room at the back is extremely well-designed, with glass sliding doors to make the circular terrace expanse part of the entertaining area outdoors. A smart, contemporary fireplace and curving planter are functional and decorative, and for the dining ell, a built-in china cabinet will serve the purpose of storage and display of your prettiest pieces. A roomy garage with work bench under the back window adds storage possibilities, too. There's economy, luxury and sheer joy of living built right in this handsome home.

Overall Dimensions: 48'6" x 28'1".

Square Feet: 1,245.







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## SPLIT-LEVEL BUDGET BEAUTY

PLAN NO. E-3394

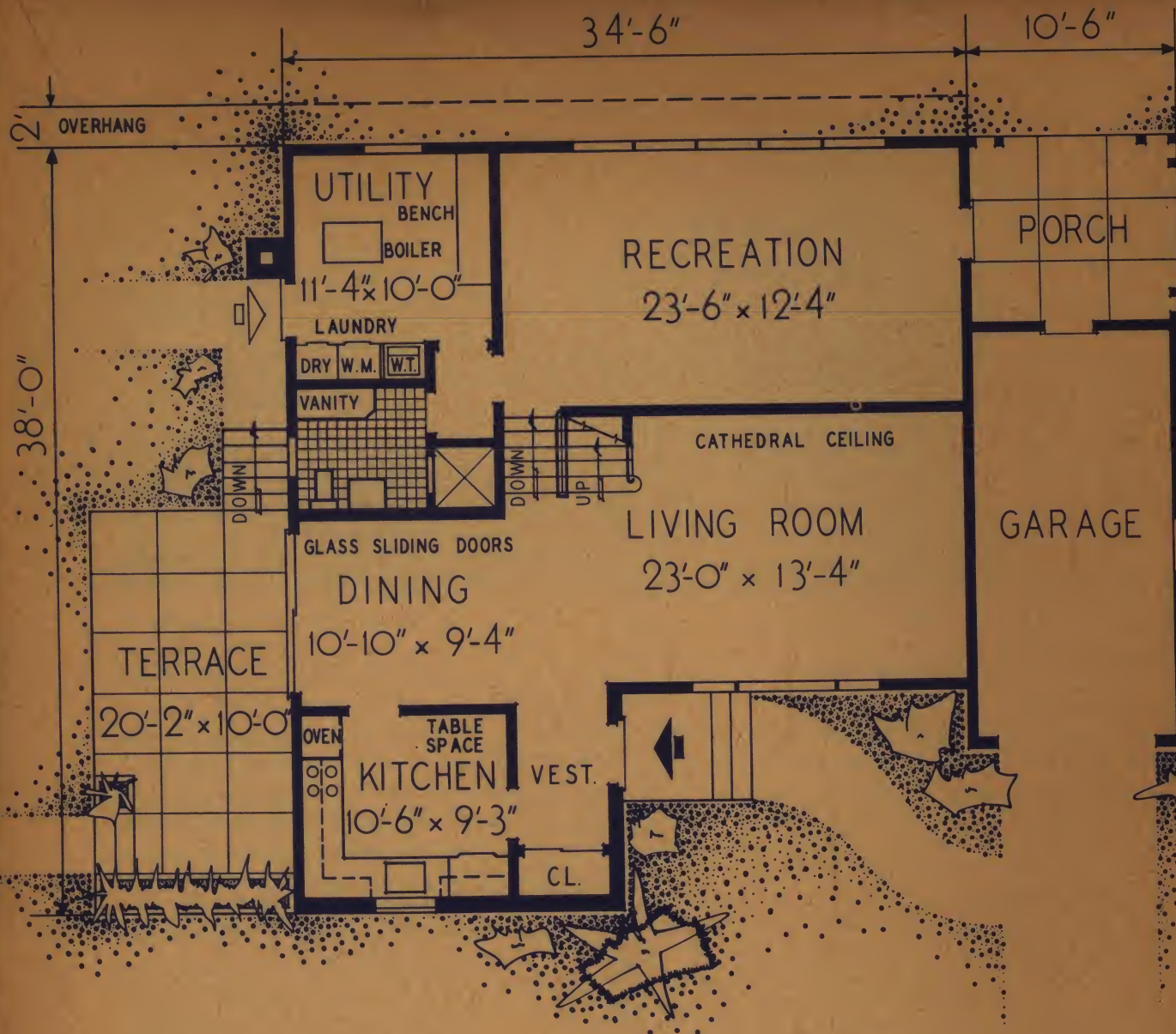


Designed for a lot that slopes to the side, this ranch styled split-level plan creates an air of quiet luxury within a budget design. Graceful stone steps lead to your front door which is sheltered by a generous overhang that protects the picture window, too. A good-sized vestibule and coat closet are right inside, and you can go into the kitchen, or on to dining room and living room. Because of the open plan, the spread of these important areas covers the full length of the house, and the cathedral ceiling at the back of the living room makes for an even more exciting effect. A full wall of glass brightens the dining room, and these sliding doors permit full use of the flagstone terrace to the side. On the level below, reached by a few steps down from the living room, you'll entertain your guests in an informal recreation room that is almost 24'

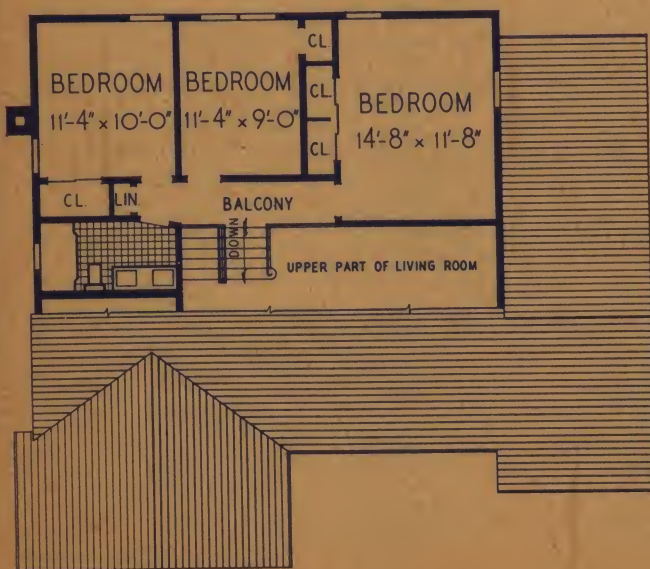
long. One whole wall is windowed, and a door opens to the covered porch, sheltered by the garage for casual outdoor entertaining. Particularly worthy of note on this level is the utility room that incorporates a full laundry area, with a door leading to service and drying yard. But the real surprise is the stall-shower bathroom, with built-in vanity to provide a smart guest lavatory for the recreation area as well as a most convenient second bathroom for the family. The three bedrooms that promise sleeping comfort are reached from the open balcony at the head of the stairs from the living room. Two closets with sliding doors are in the master bedroom, and another double closet is in the second bedroom. The bathroom on this level is extra large, and fully tiled. It provides twin wash-bowls for morning speed-ups, an asset for the family with children of school age. Whether you prefer the smart ranch styling, the convenient split-level plan or the wonderful living features throughout, every one, everywhere, agrees that this home is tops.

Overall Dimensions: 34'6" x 40'.  
Square Feet: 1,175.





LOWER LEVELS



UPPER LEVEL  
Reduced Scale





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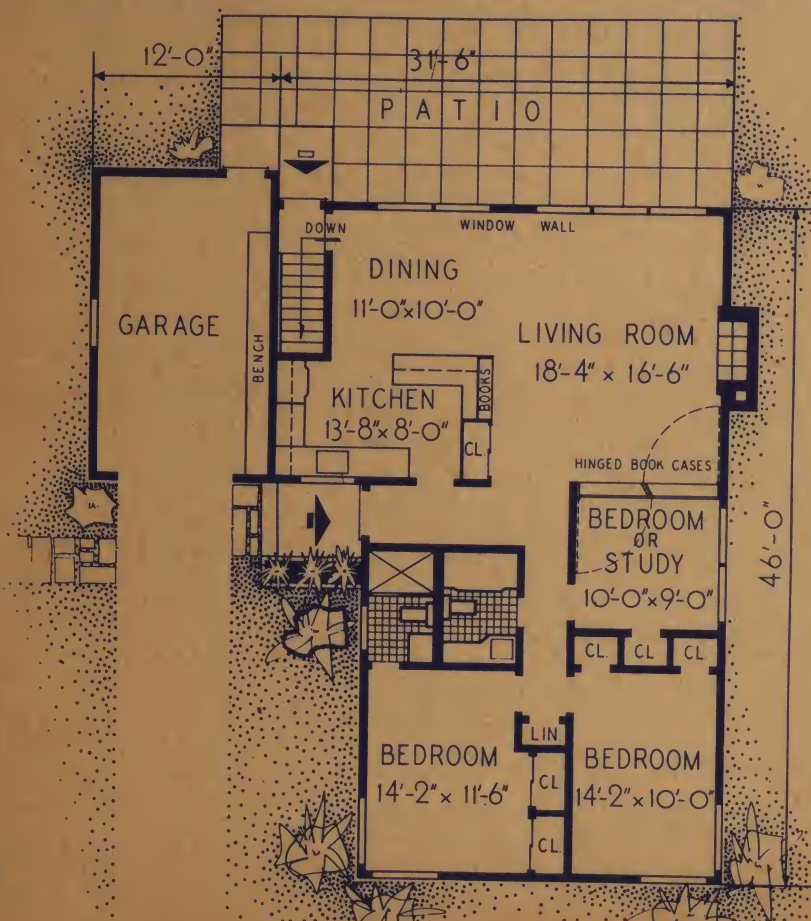
## SEEING IS BELIEVING

PLAN NO. E-3371

Just a glance will show you that here is the house that plans perfect family living around your needs. It's no secret that this ranch home, built in a generous L for maximum utilization of space, is a favorite with so many families today. The entrance at the side brings every area within easy access, and preserves major living zones from

unnecessary tracking up. The kitchen enjoys the privacy of being back from the street, but just a glimpse through its wide windows tells Mother who's at the door that's only a few steps away. Kitchen utilities are planned for step-saving ease and built-in cabinets and shelves mean that it's easy to keep the work area uncluttered. The L of living

and dining rooms flows together at the back, and almost 26' of picture windows look out on the sheltered terrace. A handsome fireplace dominates one wall for fire-light cheer for the whole area. Notice the stunning buffet-serving bar that opens between kitchen and dining room—perfect on the kitchen side for a snack counter. The back entry to the large rear patio also leads right to the cellar stairs, and a rear door for the garage saves steps and muddy day nuisance. High windows for the bedrooms preserves the privacy that means sleeping comfort, but adds the comfort of good ventilation with wide glass areas. Whole closet walls offer maximum storage possibilities. The third bedroom is a marvel of versatility, since it can be completely closed off, with a door out to the hall, or, if the hinged book case walls are moved back, it opens out to the living zones as a perfect addition for games, TV, or study. Here is a home that is a builder's miracle, with all the trade secrets passed on to you for luxury on a budget.



Overall Dimensions: 43'6" x 46',  
including garage.  
Square Feet: 1,285.





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## A HOME TO BE LIVED IN

PLAN NO. E-3327

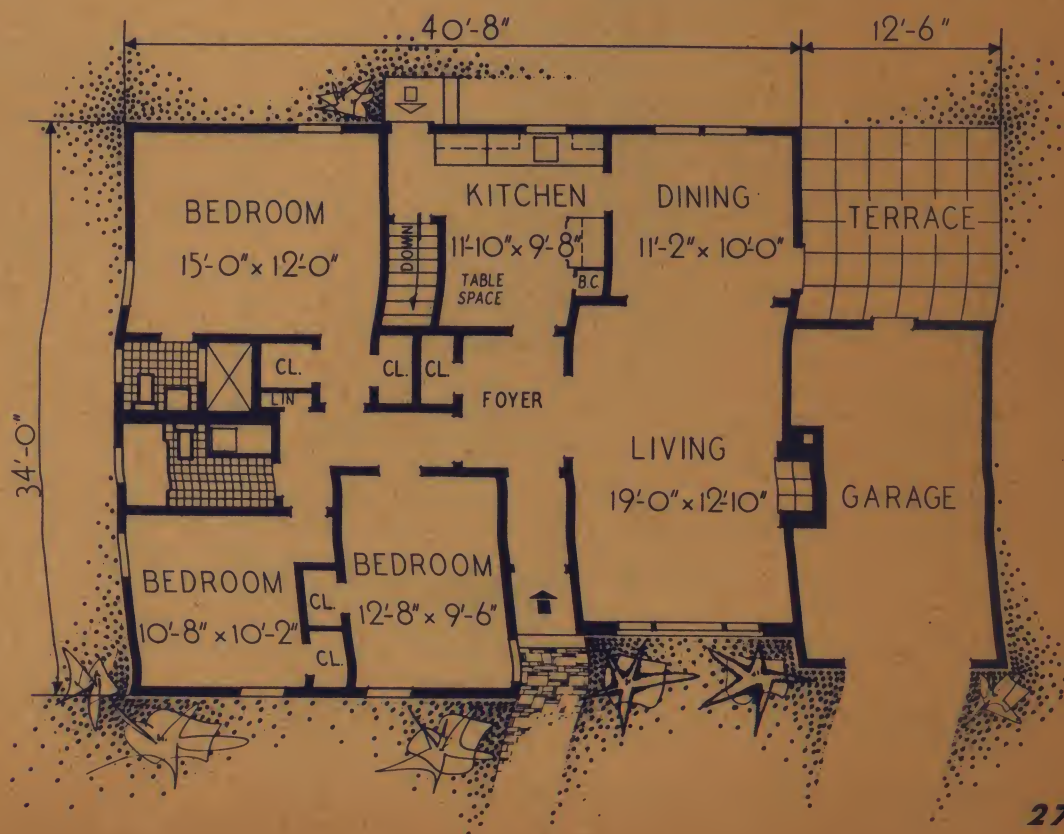
Here is a delightful ranch style house designed for the family that believes that a home is meant to be lived in. Its atmosphere is emphasized by the inviting alcove entrance, up two steps at the end of the flagstone walk. Together with the adjacent dining room, a large, expansive living room, fronted by a picture window and warmed by a cheerful fireplace, creates almost a 30' sweep, running the full depth of the house. The three bed-

rooms are bright with the light from double-exposure windows. Two tiled bathrooms, one with built-in shower, are set in with money-saving back-to-back plumbing. The kitchen has its own entrance and, with its modern facilities and dinette space, is a domestic joy. The terrace, which doubles as an outdoor dining room, adds a note of graciousness to suburban living. If your family believes that a house was meant to be lived in, this is a sure bet.

Overall Dimensions:

40'8" x 34'.

Square Feet: 1,333.







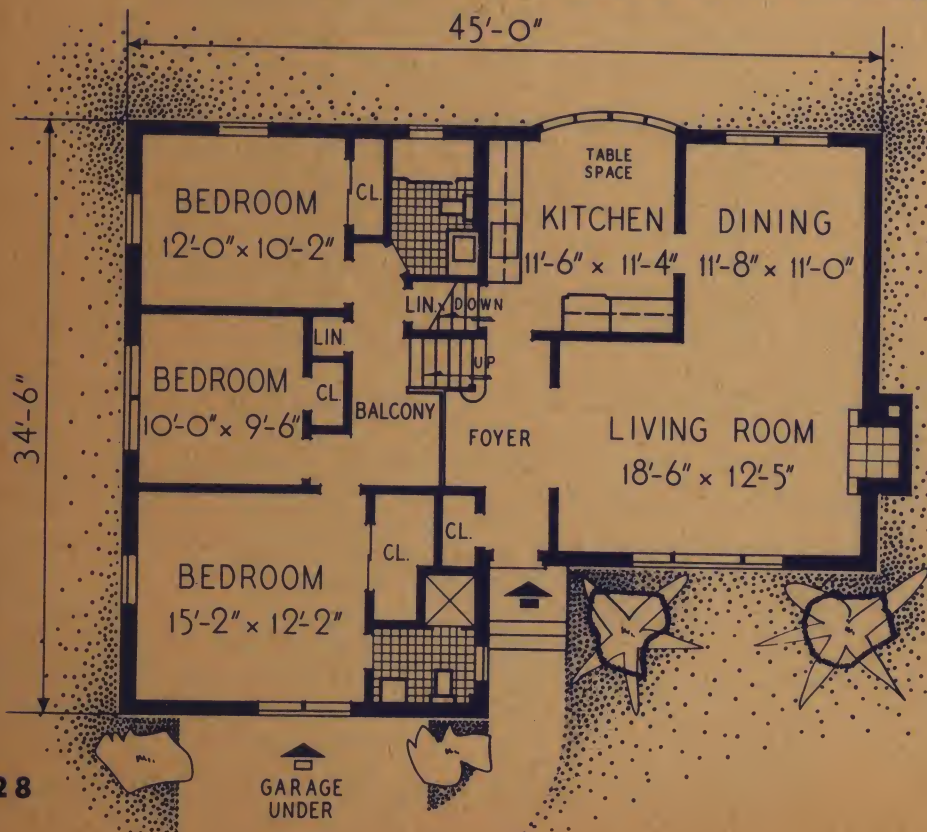
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## DRAMATIC SPLIT-LEVEL HOME

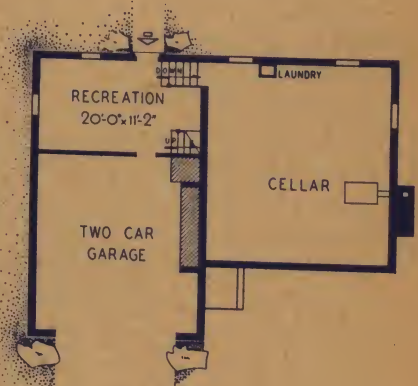
PLAN NO. E-3354

The hip roof on this unusual split-level house helps bring its lines down, for the clean, ranch look, so popular today. Roof overhangs on both levels are practical climate controls, shielding bedroom and living room from excessive sunlight. An interesting feature of this house is the balcony, with a wrought iron rail, a few steps above the entry foyer. This lends an air of extra spaciousness to the living level. The kitchen is more than a work area here, with its windowed bay overlooking the back garden for

perfect, informal mealtimes. There's a huge living-dining expanse, with real picture window cross ventilation. The "back door" is a few steps down from the kitchen, most convenient to the laundry area. It leads right in to the recreation room, which, with two exposures, is a perfect "junior" center. Up above, a half flight up from the foyer are the three bedrooms, the master room with its own private, tiled shower lavatory, and two linen closets are an added storage bonus to the sliding-door closets.



Overall Dimensions: 45' x 34'6".  
Square Feet: 1,345.



LOWER LEVEL  
Reduced Scale





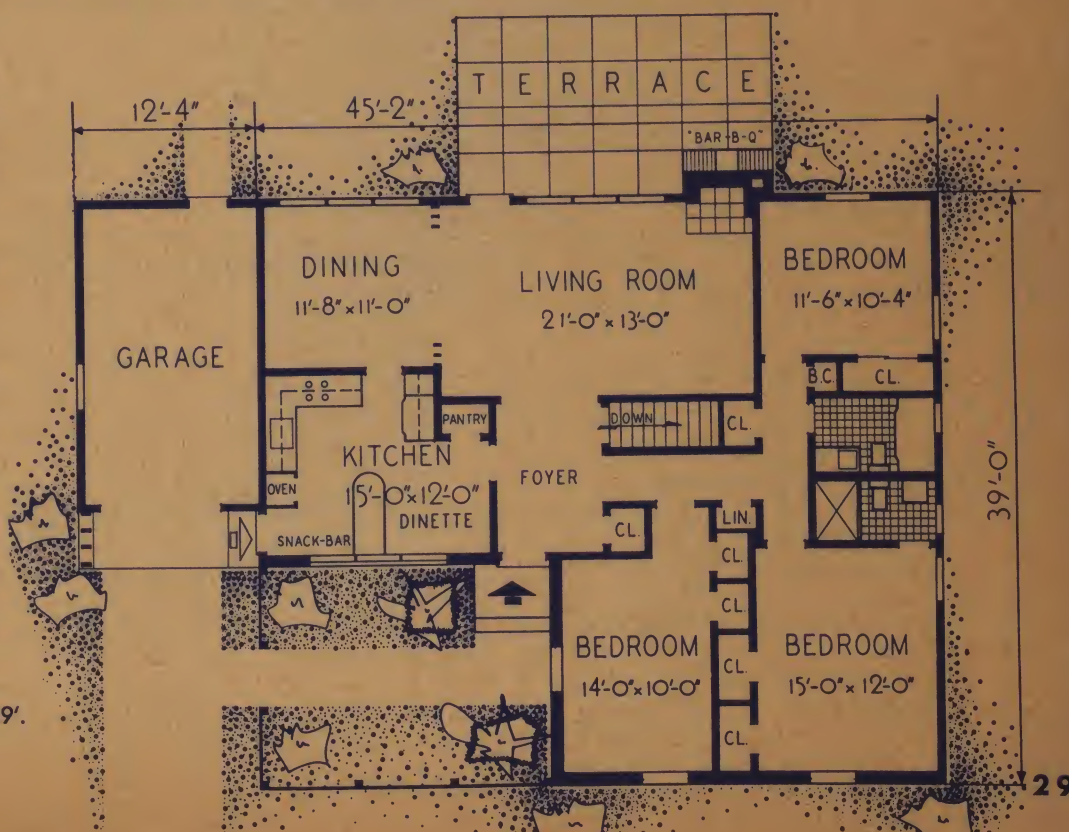
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## REMARKABLE RANCH HOME

PLAN NO. E-3395

Worth a second look? Yes, it is. This ranch house has won approving looks from discriminating home planners all over the country. Spacious rooms are included in every living zone, and a central foyer makes them particularly accessible. You can step into the kitchen for example through the smart dinette. Note the divider snack bar that pleases the youngsters and makes mother's job easier. Kitchen utilities are ease-makers and include the wall oven and counter top range that have become almost indispensable. There's a service entry, too, easily adjacent to the garage. A wall of closets is shared by the two front bedrooms, for most unusual storage facilities. The master bedroom has a private stall-shower lavatory, economically back-to-back with the main bathroom and both fully tiled for sensible luxury. The third bedroom like the other two, has cross ventilation, and its closet area is larger than you would imagine. As a matter of fact, counting the dinette pantry area, 10 closets serve as storage centers throughout the house. The important living

areas are at the back for the utmost in privacy for your window walls. Note the latticed partitions that serve to separate dining and living rooms, and the corner fireplace is a magnificent keynote for decorating today. Through french doors you'll reach the terrace beyond for an outdoor entertaining bonus to please family and friends. Gather round the built-in barbecue for fair weather, or stay snug indoors when it's cold. Here's a welcoming home for every climate and season.



Overall Dimensions: 45'2" x 39'.  
Square Feet: 1,485.



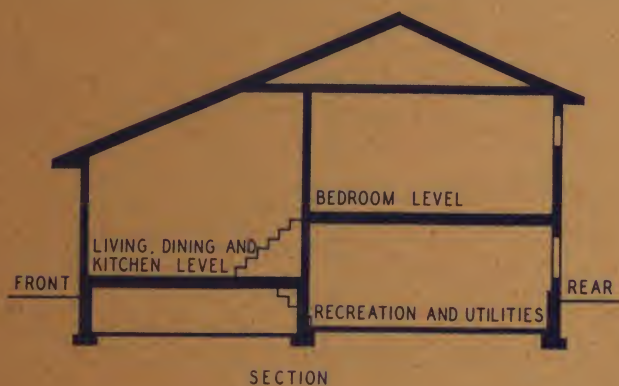


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## TRULY NEWS IN A TRI-LEVEL

PLAN NO. E-3375

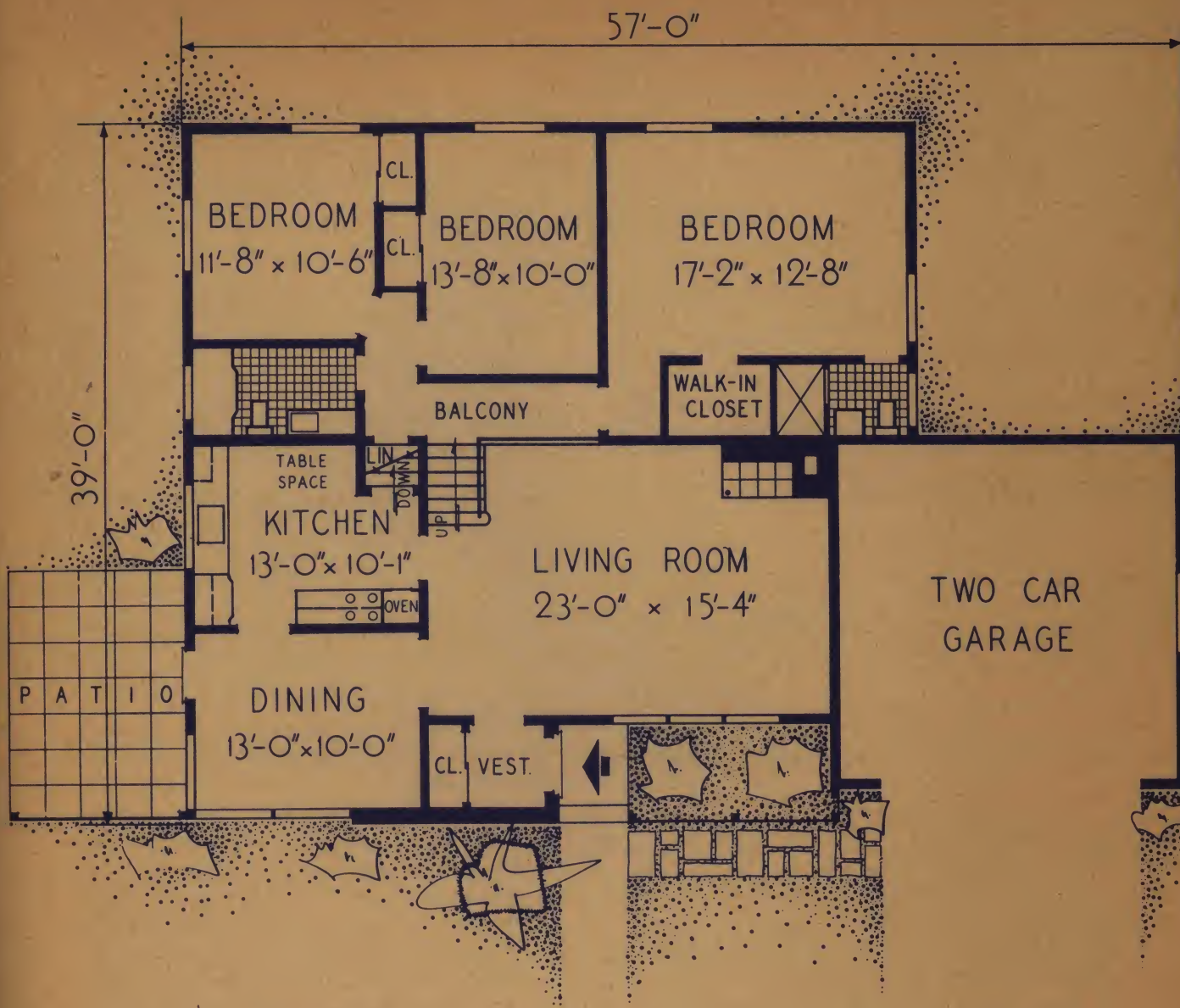
For a home that almost plans itself around perfection in everyday living, step inside this unusual split-level. Although the exterior views suggest the smartest of ranch homes and emphasize it with shingle, vertical siding and a trim brick wall at one side, the plan is the newsmaker of today—wonderful split-level features at the back. On the living level as you enter there's a convenient vestibule and sliding door coat closet. To the left is a dining room in a size you've always dreamed about, with privacy planned windows at the front, and to the side, a stunning window wall and a door opening to the patio. Homemaking news is made in the kitchen beyond where marvelous work counters and cabinets abound and the prize feature is a counter-top set of range burners with



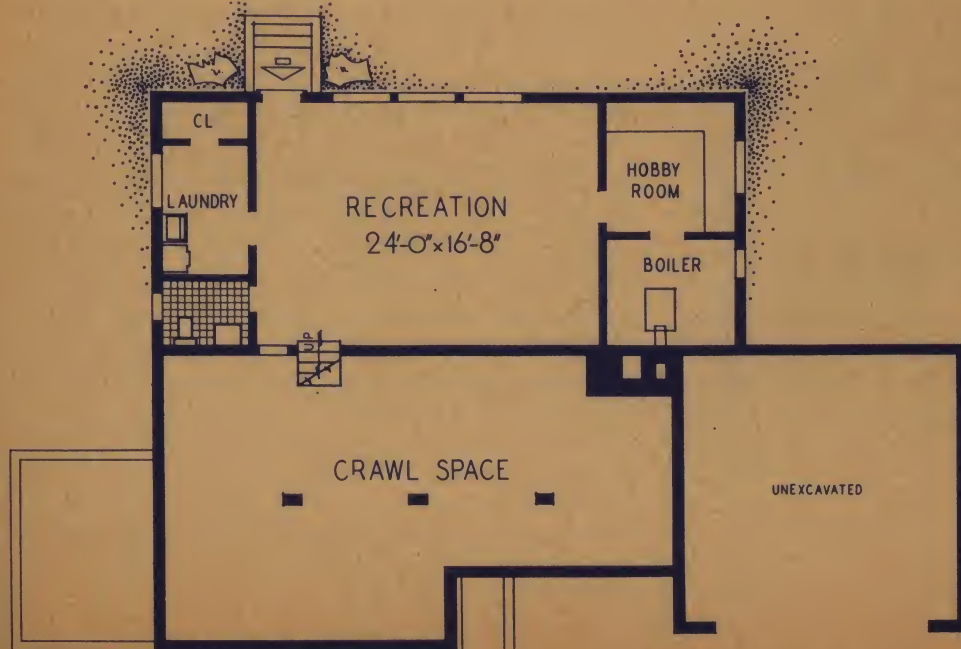
the oven built-in at eye level. Space for a dinette alcove is provided and the full-view window allows sunshine to pour in. The living room is a striking example of planning for family comfort and stunning entertaining area. Excellent wall space makes decorating a joy with the luxury features of the picture windows and smart corner hearth fireplace to highlight your furniture arrangements. A charming corner under the open balcony offers an air of extra spaciousness. The wide, open stairway up to the balcony is delightfully situated and leads up to the bedrooms, a half-flight and no more, but offering sleeping comfort and privacy usually associated only with a full-two-story house. The master suite comprises a roomy, cross-ventilated chamber plus a terrific walk-in closet room and private stall-showered bath. A wall of sliding-door closets serves the two other bedrooms and a full-tiled bathroom adds a vanity for guest-lavatory convenience. The level beneath the bedrooms, reached by an easy five steps down from the kitchen can truly be called a living level on its own. Of course, utilities such as heater and water heater are provided for. Add to this a bright laundry room for mother with plenty of space for a huge storage closet too. There's even a most convenient lavatory that's so welcome. But the best is saved for the last—the best recreation room ever, 400 feet of play-living room area (plus the extra of a hobby room adjacent) with its own entrance to a back terrace, and a huge picture window wall. Truly new, truly different, truly yours for maximum living in luxury your family will love.

Overall Dimensions: 57' x 39', including garage.  
Square Feet: 1,435.





UPPER LEVELS



LOWER LEVEL  
Reduced Scale

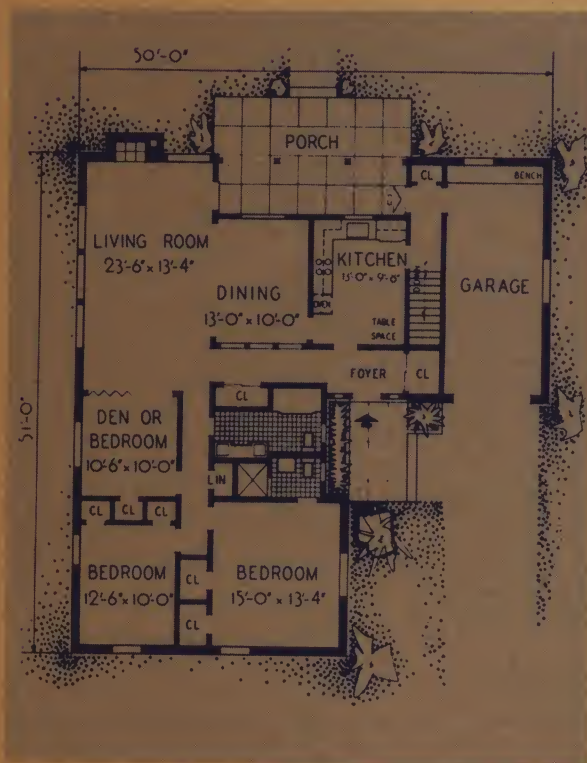




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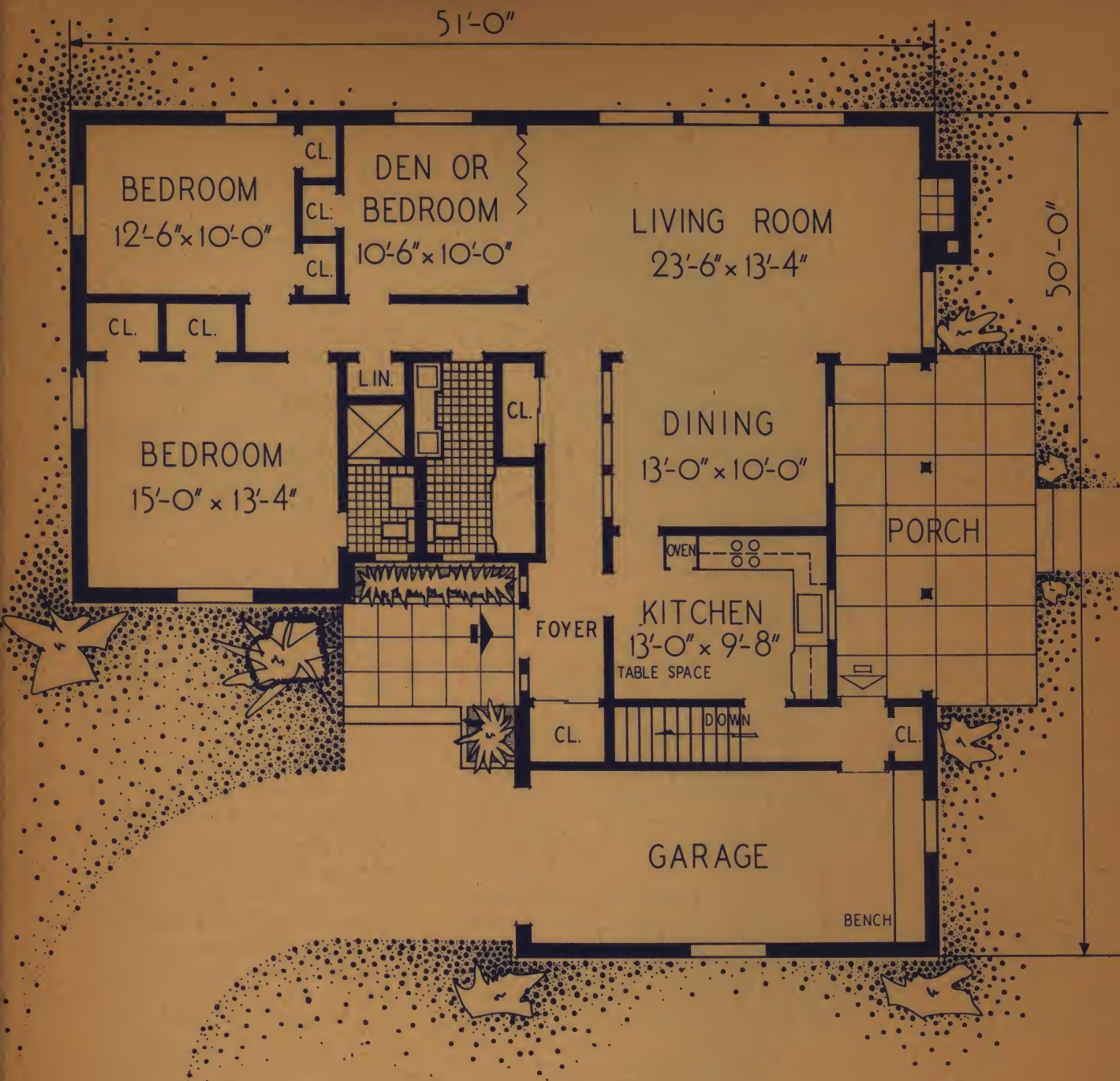
## ADAPTABLE TURNABOUT HOUSE

PLAN NO. E-3396



There's more than just a stunning ranch house here. It's probably the most practical house ever designed for family convenience, and certainly one of the smartest. You can turn the plan around to fit on a lot no larger than 60' in many neighborhoods and this includes the attached garage. Or build it as shown in the attractive L-shape with the kitchen at the front and living areas to the rear. The plan of the rooms is important, too, especially if you want a two bedroom home with a third bedroom area that can do double duty as den, TV room, or study. The main bedrooms have two exposures, double closets and built-in comfort. A private stall shower lavatory opens from the master bedroom and adjoins the tiled family bath that serves also as a guest lavatory, starring a twin washbowl vanity. The third bedroom can be completely shut off from the living room, or with its folding partitions moved back, you provide an expanse of just about 34' for your largest parties, with lots of window area and a hospitable fireplace at one end. The dining room can be included in the festivities or a curtain or foldaway door closes it off for dining privacy. A truly clever detail is the interior "window wall" at the side, a way of brightening the entry to the living room while making the dining room seem even more spacious, and so cheerful. The covered flagstone porch is an outdoor entertain-





ing spot, easily accessible from both living room and kitchen. It opens to the service vestibule, where there's a storage closet, and you can reach the basement stairs or go on into the kitchen. Homemakers will love the spacious work counters, built-in oven, counter top range and the particularly convenient location of the "most important" room in the house. Just a word about the wealth of spacious closets, and just another glimpse of the trim brick exterior, and you'll be sure that this is your new home, just as you've envisioned it.

This plan "works" just as well, if garage faces street.  
See page opposite.

Overall Dimensions: 51' x 50' (including garage).  
Square Feet: 1,550.

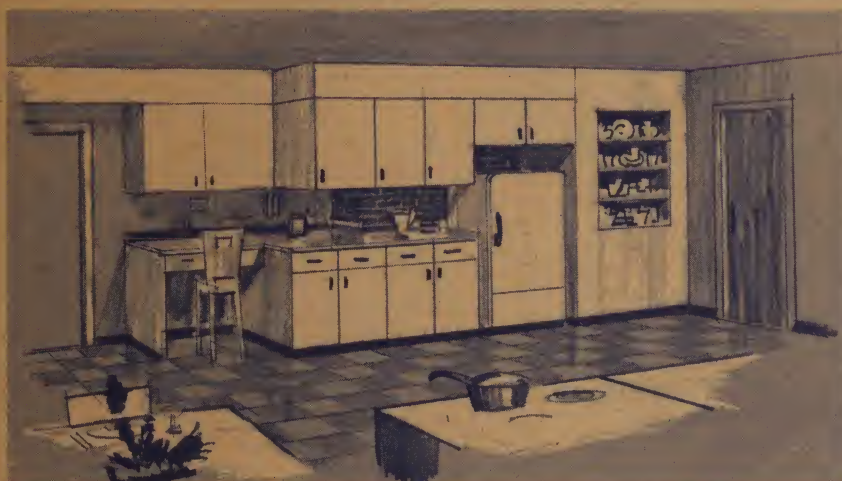




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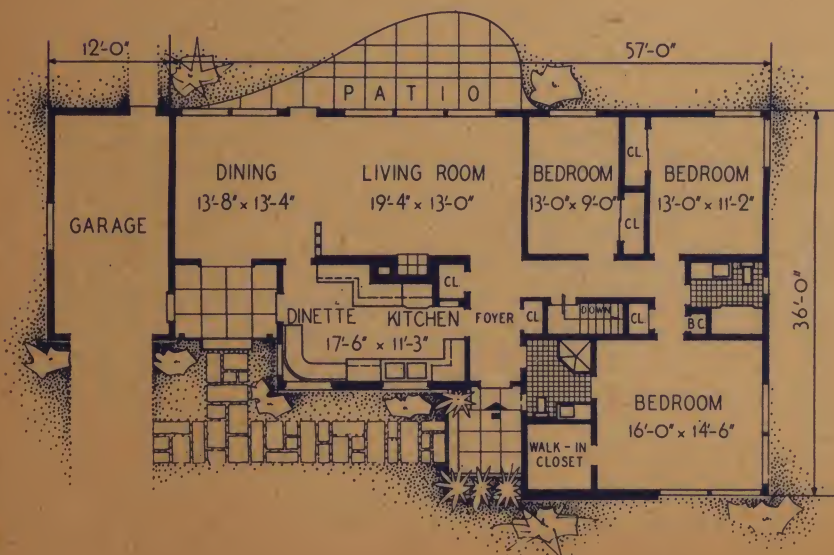
## CALIFORNIA CASUAL

PLAN NO. E-3356



A kitchen desk is a practical idea for the busy housewife.

Country club distinction highlights this handsome ranch house. The easy Western air of comfort is carried out in field-stone, shingle and siding with long, clean lines that make it a showpiece in any locality. The living and dining room combination with its breathtaking expanse of almost 33' of window wall, opens out, through French door, to a delightful patio. The kitchen features double sinks, wonderful ventilation, leisure-planned work space, and a built-in dinette area under corner windows. In the bedroom wing, the closets are super-storage centers and sliding doors are starred. The master suite has a walk-in closet, and large corner windows are set for maximum privacy and airy comfort. One tiled bathroom is convenient for the two back bedrooms, and the private master lavatory, with Hollywood stall shower, opens too, from the foyer for use as a powder room. Here is true ranch house charm for town or country.



Overall Dimensions: 57' x 36'.  
Square Feet: 1,600.





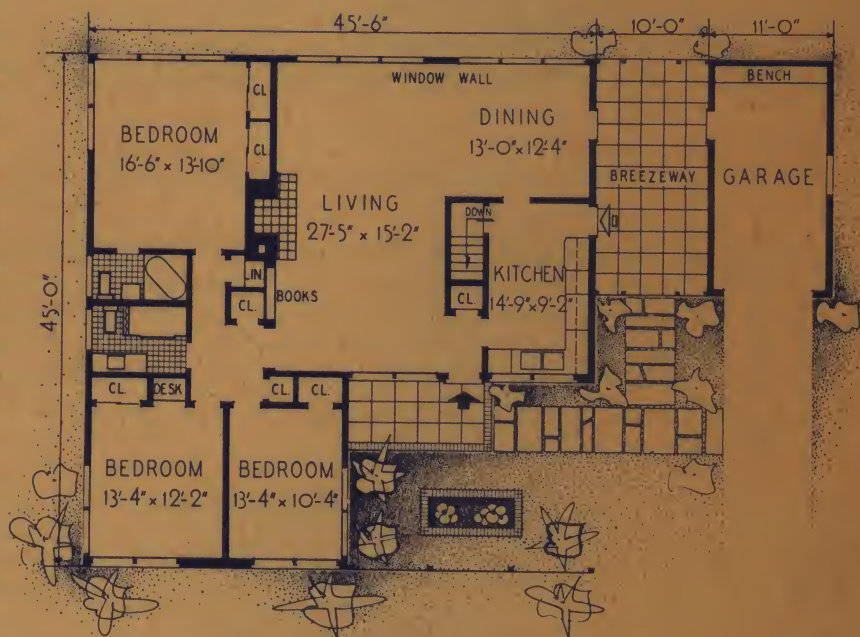
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## BLUE-RIBBON HOUSE

PLAN NO. E-3334

No wonder this is a prize-winning home. Not even the most jaded house-seeker could fail to be stimulated by its many wonderful features. Notice the spaciousness of the living room, the beauty of the fireplace and the built-in bookshelves, the breadth of the dining room, the more than 28' window wall in the rear that unites these two distinctive rooms. The bedrooms are each of luxurious dimensions. One of them has a built-in desk at which your youngster can do his homework in undisturbed privacy, while the master chamber contains two sliding-door closets as well as its private bathroom. The breezeway is a roofed, 10' wide, tiled area open at both ends, affording protected access to the house from the garage and vice versa. And don't overlook the work-bench in the garage which will please Dad very much. Why not make this blue ribbon house your own?

Overall Dimensions: 45'6" x 45'.  
Square Feet: 1,685.



Viewed from the end of the dining room in this charming house, the spacious living room is seen with its antique brick fireplace flanked by knotty pickled pine wall and bookshelves. At left is the hall leading to the three bedrooms. (Builders: Stackler & Frank.)





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## **SPACEMAKER RANCH HOUSE — Cover Feature**

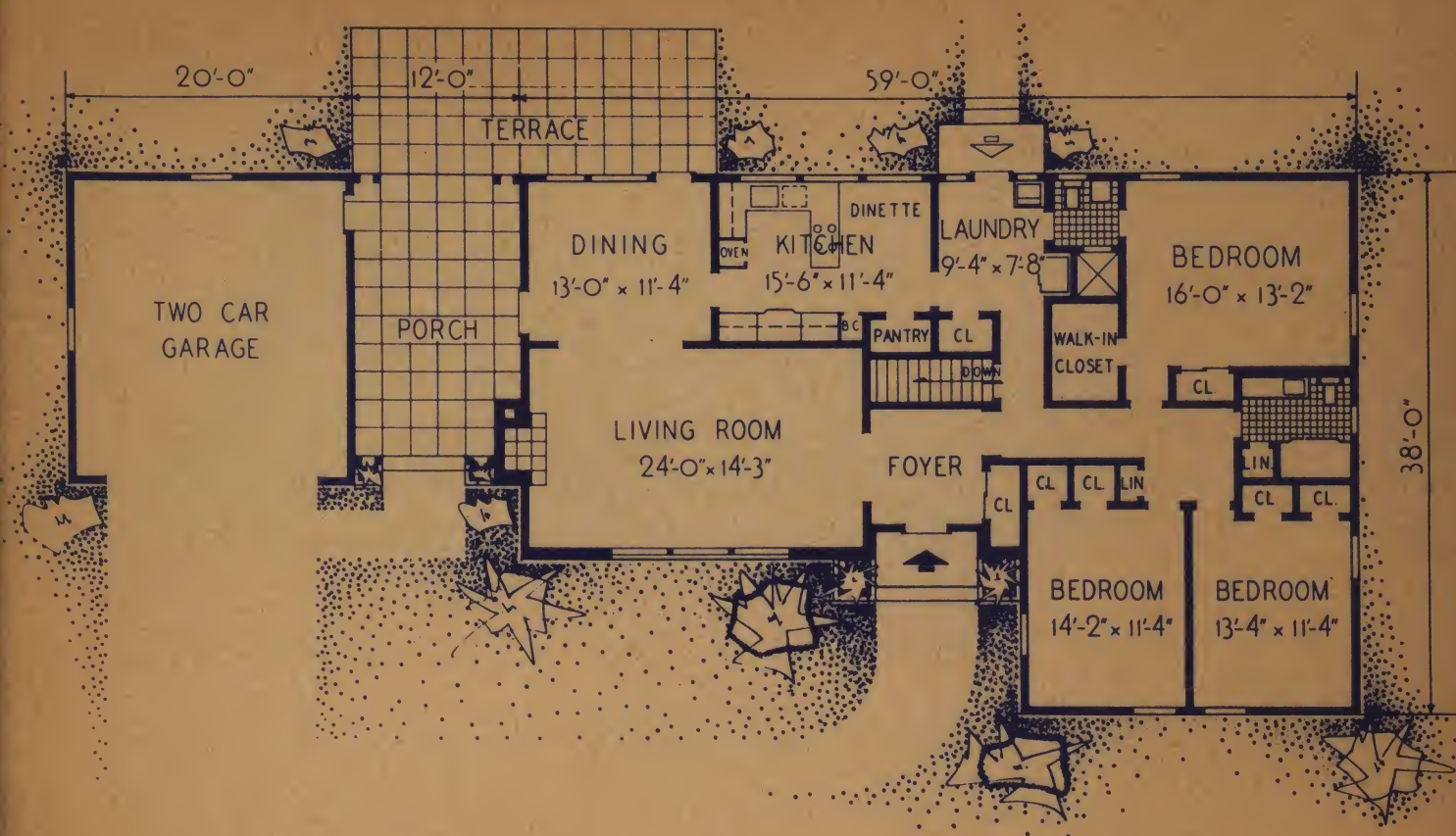
**PLAN NO. E-3397**

The luxury of true ranch planning is typified in this handsome dwelling—the perfect home for countless discriminating families. Living, with a capital L, can be said to describe this home best. There is that L-shaped outdoor area formed by terrace and side porch, and of course the magnificent L of living and dining rooms is right in step with this scheme. Long, low lines set the scene for immediate admiration, with a dignified recessed doorway flanked by planter boxes for a hospitable welcome. The magnified detail shown here, and in full color on the cover, will give you an idea of the striking threshold of this house. Spacious living is the keynote of the plan; every room is large, airy, and comfortable. A reception foyer offers traffic control for every area, with easy approach to the kitchen, cellar stairs, bedroom wing and living zones. A wonderful sense of privacy is achieved

for the large bedrooms, and each one has cross ventilation. The master chamber has a private lavatory with stall shower to supplement the family bathroom, where there is a vanitory and built-in linen closet. Counting this and kitchen closets, there are 12 in all, including a huge walk-in closet-dressing room in the master bedroom. An especially convenient feature is the laundry off the kitchen. Bright with windows, designed to take the ache out of washdays, this room serves also as a back entry to protect the kitchen and dinette from drafts. Notice the door that leads to the master lavatory from here, permitting double use as a service wash-up room as well. The kitchen has two huge, picture windows and, of course, there is the third one for the dinette. A wall oven is a must, and range burners are planned in the island counter, with space for your dishwasher next to

Overall Dimensions: 59' x 38'.  
Square Feet: 1,838.





the sink. The magnificent terrace at the back can be reached by french doors from the dining room, and the sheltered breezeway porch is accessible from this room, too. It isn't often you find a living room as handsomely proportioned as this one, with an awning-paned picture

window, smart fireplace, and wall space that is a decorator's dream. Your search for the house that has everything ends right here and there's no compromise between luxury and practicality. With the emphasis on outdoor-indoor living, there's nothing left to want in this happy home.



The importance of first impressions is apparent in this gracious entry that sets the scene for the beautiful interior.





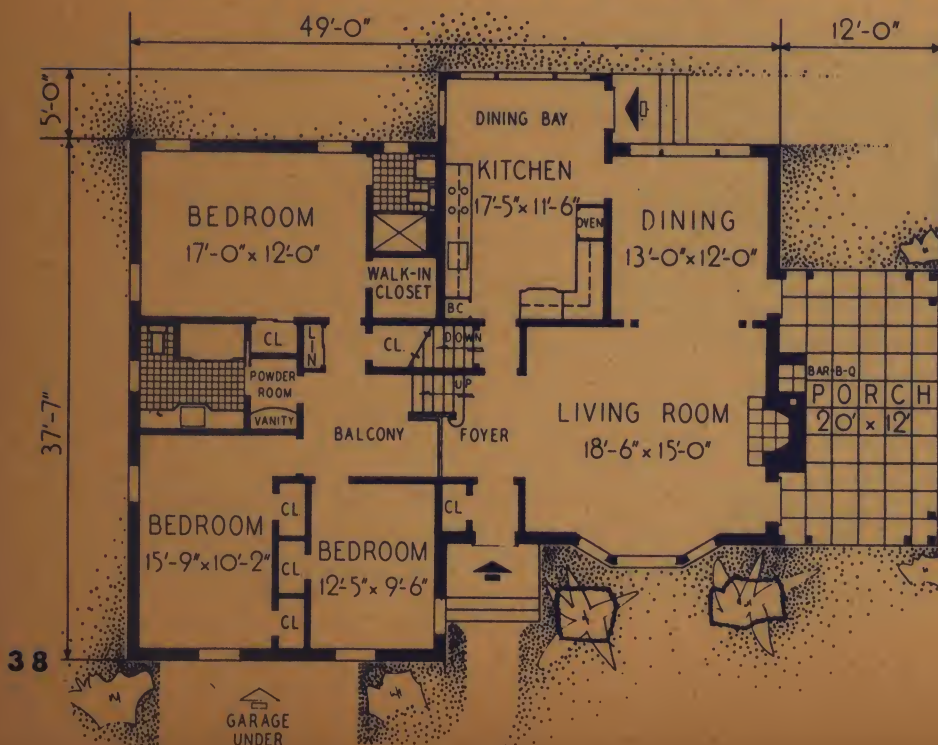
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## SPLIT-LEVEL VALUE BUILT IN

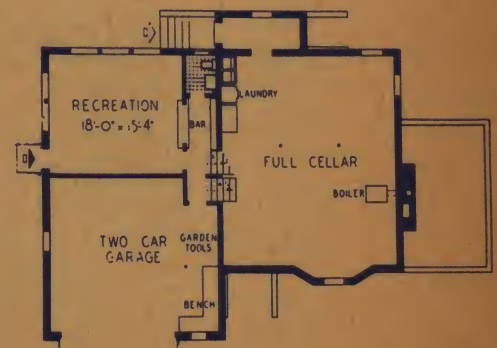
PLAN NO. E-3376

Convenience and charm, as well as solid building value, are built right into this special split level home, shown in brick and siding. On the bedroom level, just six steps up from the foyer to a balcony railed with wrought-iron, the magic of built-ins is apparent at once. The family bathroom is the newest "compartment" planning, with the powder room and curving vanity at the entrance separated by a sliding door from the full bathroom with its stunning vanitory, for the effect of one and a half baths at the cost of one. The master bedroom is at the back, well-ventilated and enjoying its own dressing room closet and private stall-shower lavatory. Both front bedrooms have two exposures, and share a closet wall. On the lower living level dramatic window treatments have been planned for

living and dining rooms. There's a picture window bay at the front for a deep cushioned seat, while through the columned archway to the dining room, a full-view picture window wall can be seen. You can reach the sheltered patio-porch from both areas, and the Bar-B-Q fitted into the exterior of the fireplace chimney wall will mean many an outdoor feast. Look at the wonderful dining bay in the kitchen—if you can tear yourself away from the new built-in oven that is featured in the work area. A back entry is an extra convenience. On the lower level, just a few steps down, you'll cheer for the recreation room and bar—that almost indispensable second living room for lots of fun, with the lavatory on this level just thoughtful extra features. Note the stairs from laundry on lower level.



Overall Dimensions: 49' x 42' 7".  
Square Feet: 1,685.



LOWER LEVEL  
Reduced Scale





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## CLASSIC RANCH HOUSE

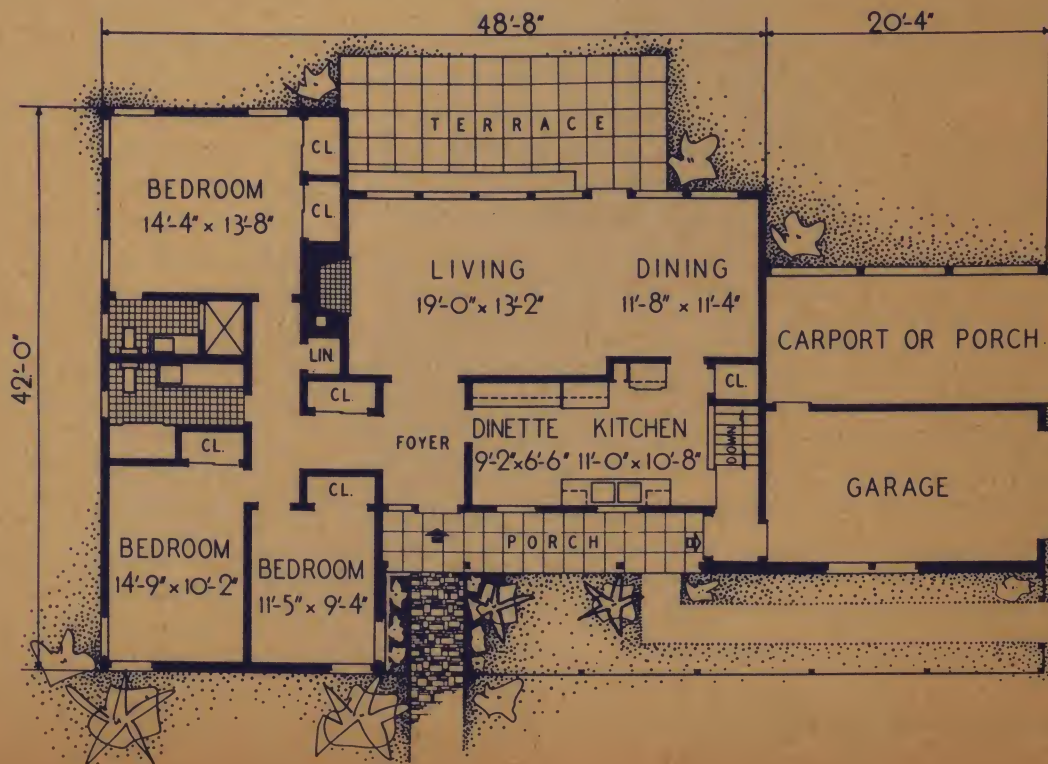
PLAN NO. E-3332

It's a prize winner, this handsome ranch house that makes the most of long, low lines emphasized by the garden fence, and offers the best of living on one floor. And yet, your budget is considered, too, with the two bathrooms back-to-back for economy, and the family bath equipped with a "vanitory" to double (at little extra cost) as a powder room. If yours is a two-car family, the clever carport-porch is a budget-wise feature, two "garages" for almost the price of one. Nothing has been spared for good living, though, with 30' of living-dining area and

a window wall almost as wide overlooking the back terrace. At the front, off the foyer for step-saving for Mother, there is a compactly but perfectly planned kitchen and a full-sized dinette. A well separated wing houses the three big bedrooms, each with cross ventilation and with the super closets that are family-planned. And note the clever, covered entrance to garage, kitchen and cellar stairs.

Overall Dimensions: 48'8" x 42'.

Square Feet: 1,685.







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## EXPANSION WIZARDRY

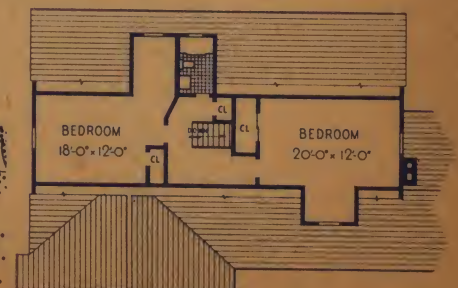
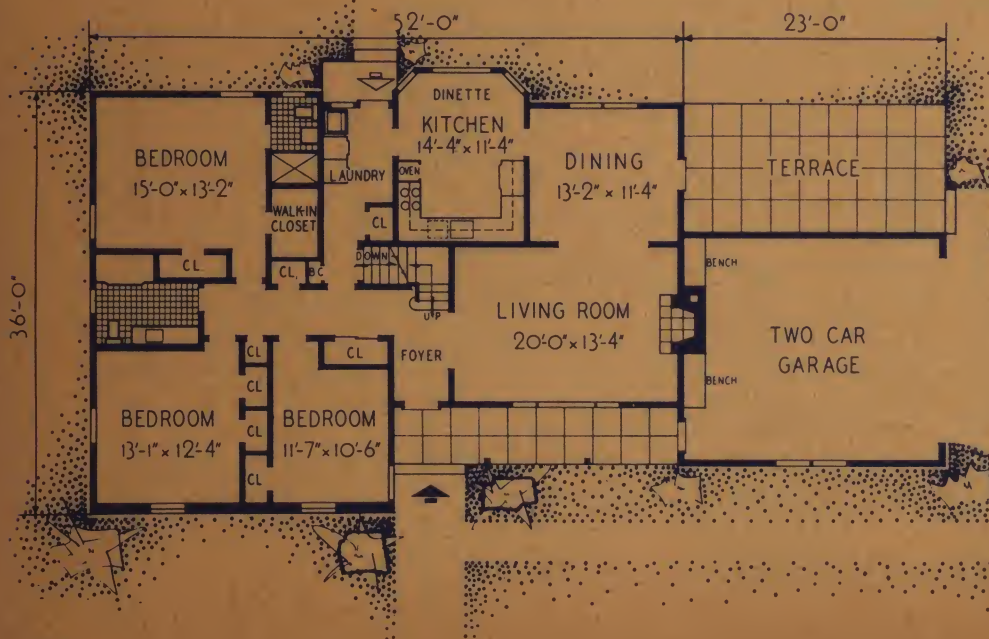
PLAN NO. E-3399

No one knows better than the folks who have a large family, or those who are planning one, how important the right house can be. In this expansion plan, there is not only the right amount of comfortable space on the ground floor, but the expansion attic can be finished to add two more large bedrooms, a second full bathroom and three extra closets to complete a prizewinning home. The wonderful rooms, living and dining, form a smart L with a graceful arch between. The picture window at the front is shaded by the roof overhang and looks out on the portico. From the dining room you can reach the sheltered terrace and you'll spend a good many evenings out here. One of the ideas that will please any homemaker is the fully equipped laundry with its own closet. The back door

opens into this room and you can reach the cellar stairs just outside. The kitchen is a major feature, a completely modern U-shaped area that contains your brand new wall oven, range burners, dishwasher and sink unit and refrigerator, all plus counters and storage cabinets. A left turn from the front foyer takes you into the bedroom hall and here you'll find three of the most comfortable family chambers that you could imagine. Plenty of wardrobe space for the children, and the bathroom with its stunning vanity is convenient for both rooms as well as for use as a guest lavatory. At the back of the house in the bedroom wing is the master chamber for privacy and convenience. A stall shower lavatory is a welcome addition. The two large closets are even better than you'd expect

in a much larger home, and counting these, there is a total of 13 closets on both floors as well as cellar and attic storage space. And don't forget that super-sized two car garage, for additional storage extras.

Overall Dimensions: 52' x 36'.  
Square Feet: 1,630 (1st floor).



FUTURE SECOND FLOOR  
Reduced Scale





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## MULTI-PURPOSE MODERN

PLAN NO. E-3359

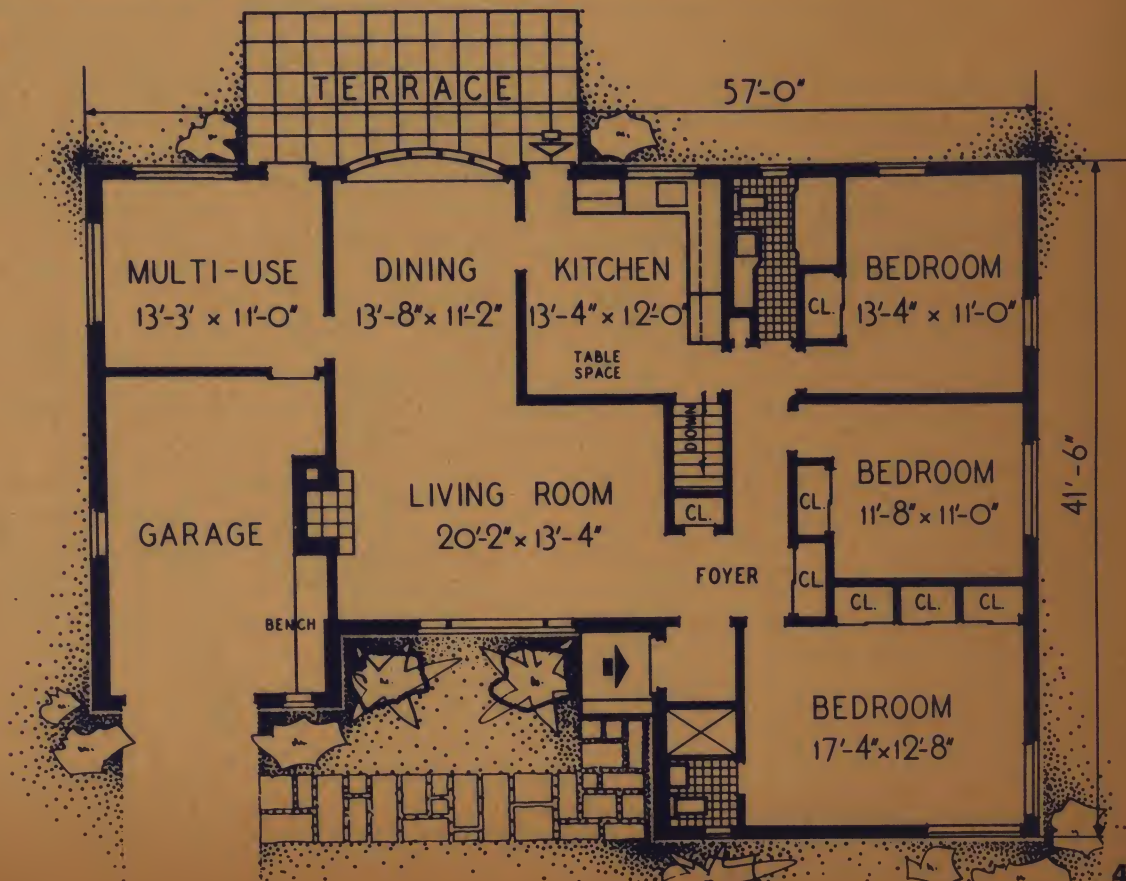
In this up-to-date ranch house, the bedroom wing is completely separated from the other areas of the house. The master bedroom has a private shower-bathroom, and a second bathroom at the back serves the family and guests. On the other side of the vestibule and hall there's a 20' living room where a focal fireplace is blueprinted for hospitality. Clever picture windows in living room and

dining room make decorating easy and attractive. Off the dining room, and accessible from the garage is a windowed multi-use room, extra entertaining space for the youngsters when the living room is in use by the grown-ups. Or, it's a perfect study or play room every day. For mealtime informality, there's plenty of space in the big kitchen for a family-sized dinette area.

Overall Dimensions:

57' x 41'6".

Square Feet: 1,710.







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## A CAPTIVATING HOUSE

PLAN NO. E-3337

One question that a prospective home owner asks himself today is "What does a house look like?" as well as, "How does it function?" Surely this house answers these questions in a positive manner. It is a moot point as to which is more attractive, the front or the rear. The front elevation, utilizing brick, shingle, and clapboard, is in excellent ranch style with gracious, sweeping lines and simple dignity. At the front are two bedrooms, the entrance, kitchen and dinette, and the two-car garage with overhead doors. The rear elevation, from the outside, features a charming veranda which is given a bright note of distinction by the sunny flower box that runs almost its entire length, and the stairway which leads to the interesting lower level.

Inside, there is an abundance of closet space. The master bedroom, one of three larger-than-average chambers, contains two grand walk-in closets, its own linen closet, and a private, tiled bath with stall shower. An

additional bathroom, off the hall, is lavishly styled with a double-vanity. This, too, has its special linen closet.

The welcoming foyer, of hospitable size, is convenient to the sleeping quarters, the dinette and kitchen, the living room, and the stairways for perfect circulation. A side door leads into the kitchen, which, marvelously designed for step-saving convenience, connects with the dinette. This work area has its own lavatory for the children and for cleaning up after working out-doors.

A really fabulous feature of this design for modern living is the dropped living and dining room combination, a better than 33' combined length, with a deepset fireplace and handy, built-in woodbox on one side, and, on another, a wall of many windows, graciously facing the veranda.

Downstairs there's a tremendous recreation room, more than 30' long and 15' wide, with a bar already built for you: a recreation room for dancing, perfect for party

TERRACE LEVEL PLAN  
Reduced Scale  
See view at right

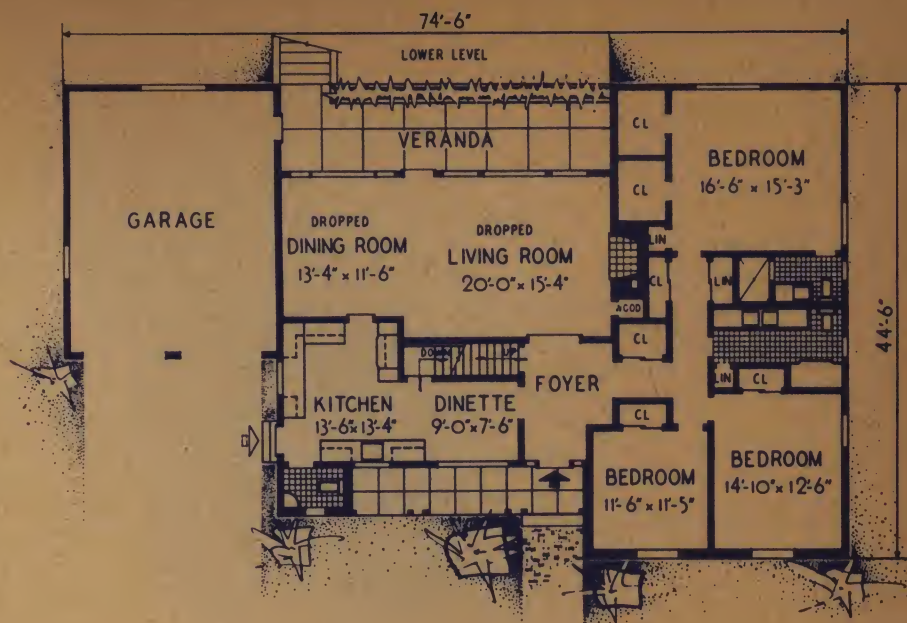




giving, and leading out to the lower porch, which provides a lovely atmosphere for romantic summer nights. Too, there is a perfect spot for a cheerful fireplace out here. The well-proportioned hobby room is a natural setting for a pingpong table. It is *the* room for clay modeling and ceramics. It can be a dark room for amateur photography or a work shop for those who like to build. But one of its finest potentials is as a playroom for children. In short, its uses are infinite.

But the basement has its utility purposes as well. Just visualize the laundry room, the extra half-bathroom, the fine storage space, and the surprise of the three generous closets, each with sliding doors.

From the lower level recreation room to the expansion attic above, this dream house symbolizes the high point of progress toward better and more gracious living.



FIRST FLOOR PLAN

Overall Dimensions: 74'6" x 44'6", including garage.  
Square Feet: 2,100.



REAR VIEW  
See plan at left





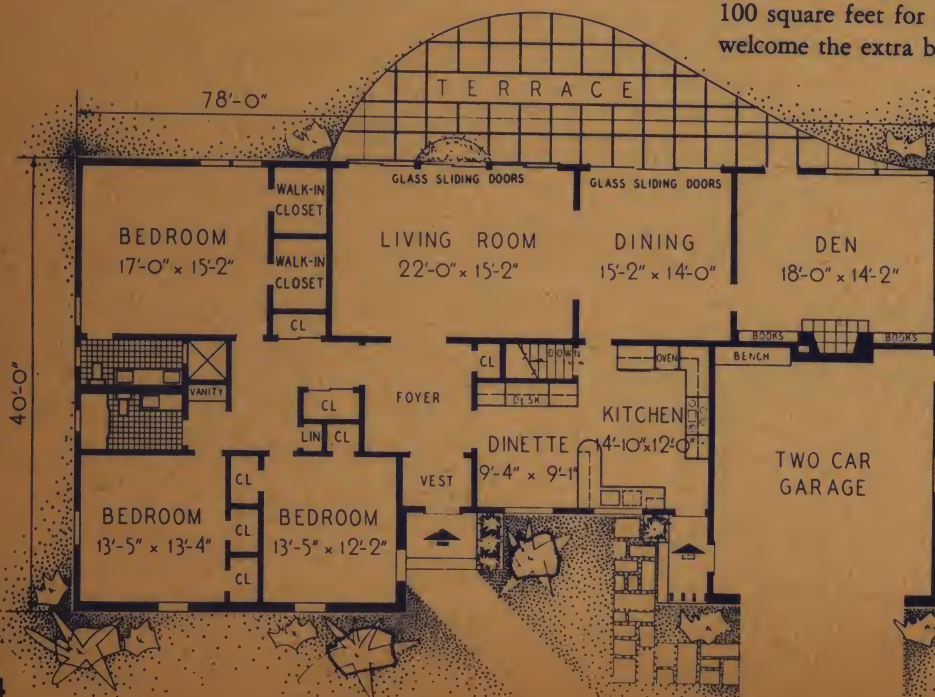
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## PANORAMA TERRACE LIVING

PLAN NO. E-3382

Not a single luxury detail has been left out of this stunning ranch home, where town distinction and expansive country ease are blended. Over 50' of stunning living area is planned for privacy at the back, comprising your formal living room and custom-created dining room that both open out to a curving flagstone terrace through glass sliding doors. And in addition, to complete this expanse, there's the recreation-room den, where a smart stone fireplace is flanked by ceiling-high bookshelves, and magnificent picture windows offer garden views. This extra living room has its own entry to the terrace, too. Three master chambers share the privacy of the bedroom wing. You'll appreciate the cross ventilation in each of the front

bedrooms as well in the master suite, and there are two large closets in each. There's a guest-vanity recess outside the bathroom, plus a dressing table-lavatory within. The master bathroom has a stall shower and a twin lavatory-vanity, with two enormous walk-in closets for effortless storage. In fact, you can count on 10 superior closets throughout. The double garage is truly double-featured, with a work bench and plenty of room for gear storage, and there's a side door and one leading through the service porch into the kitchen. The service area accommodates the most up-to-date kitchen where counter and cupboard space are at a maximum and there's a built-in oven plus counter-top range. The island work counter sets off almost 100 square feet for your sunny dinette and Mother will welcome the extra built-ins and desk.



Overall Dimensions: 78' x 40',  
including garage.  
Square Feet: 2,410.





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## RANCH HOUSE MASTERPIECE

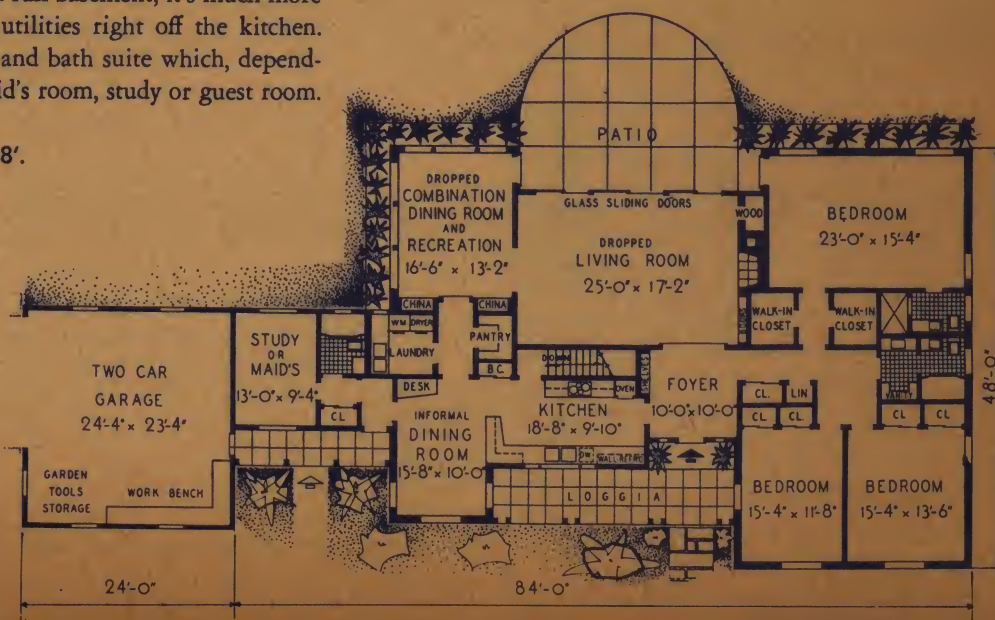
PLAN NO. E-3380

There isn't a single thing missing in this miracle ranch house where spacious luxury goes hand-in-hand with practical planning. Every zone, from service to formal, is a carefully thought-out masterpiece of functionalism. The reception foyer that opens from the flagstone loggia at the front is 10' square, large enough for built-in shelves as shown, and a gracious beginning for hospitality. The kitchen is of a size that can be called "old-fashioned", but it utilizes every modern feature. The oven is the latest built-in type and range burners are in the middle of their own work counters with cabinets overhead. A wall refrigerator is brand new. Three exposures brighten the informal dining room. A built-in desk is an asset to Mother by day, or to youngsters for evening homework. Beyond, there's a complete laundry, and opposite a pantry closet with sliding doors into which you can fit your freezer. Although there is a full basement, it's much more convenient to have these utilities right off the kitchen. Notice the extra bedroom and bath suite which, depending on your needs, is a maid's room, study or guest room.

Overall Dimensions: 84' x 48'.

Square Feet: 2,880.

The family bedrooms are wonderfully proportioned. The two front bedrooms have two exposures and large, sliding-door closets. The bathroom combines powder-room with vanity and vanitory, and beyond, set off by slide-away doors, a full bathroom with another vanitory. The master bedroom is truly luxurious, distinctive in size, and stars magnificent windows and a door out to the patio. Two walk-in closets and a shower-lavatory complete this suite. A step down from the foyer and you're in the formal living room. This dramatic and charming area is enhanced by a fireplace with floor-to-ceiling bookshelves on one side, and a wood cabinet on the other. Glass sliding doors open out to the patio. There's a door, too, from the dining room, where stunning window walls and cabinets to display your fine accessories add their note of decorator magic.







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## HIP ROOF—HANDSOME STYLING

PLAN NO. E-3398

This marvelous ranch house sparkles with dozens of dramatic and comfort-starred living features.

*A gracious colonnade across the front.*

*Welcoming vestibule and reception foyer as you enter.*

*Living and entertaining luxury:*

Formal living room with built-in bookshelves

Fabulous fireplace dividing living-dining rooms

Window walls and doors out to Hollywood terrace

Windowed recreation room—a dramatic informal den

*Marvelous home-making extras:*

Spacious family kitchen with comfort plus

Built-in wall oven and refrigerator, super counters

A foldaway door setting off a complete laundry area

That magnificent pantry for freezer and storage

A sunny dinette with cupboards, desk and shelves

King-sized garage plus work bench and gear storage

*Four-bedroom comfort calculated:*

Sliding-door wardrobe closets throughout

A huge master suite with three closets

Triplex family bathroom with powder room and vanity,

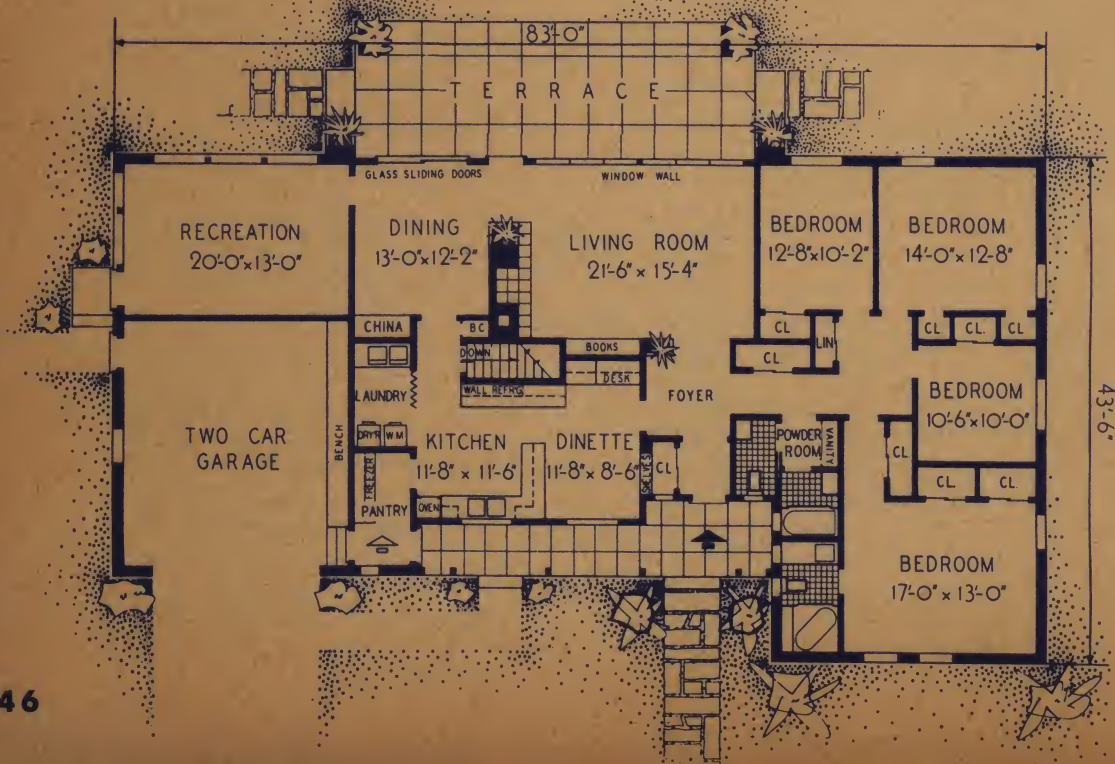
tiled lavatory compartment, tiled full bathroom and

lavatory compartment

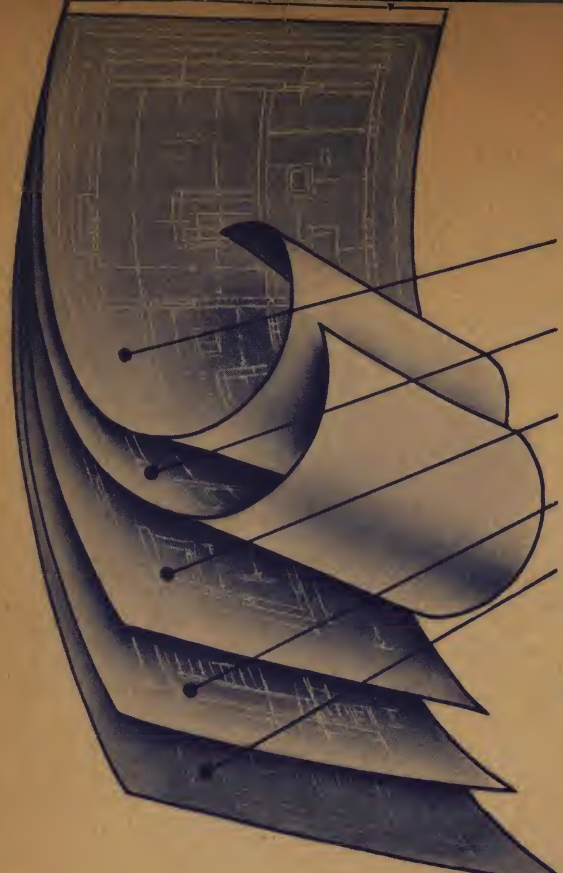
Master lavatory with angled bath and vanitory

Overall Dimensions: 83'0" x 43'6".

Square Feet: 2,570.







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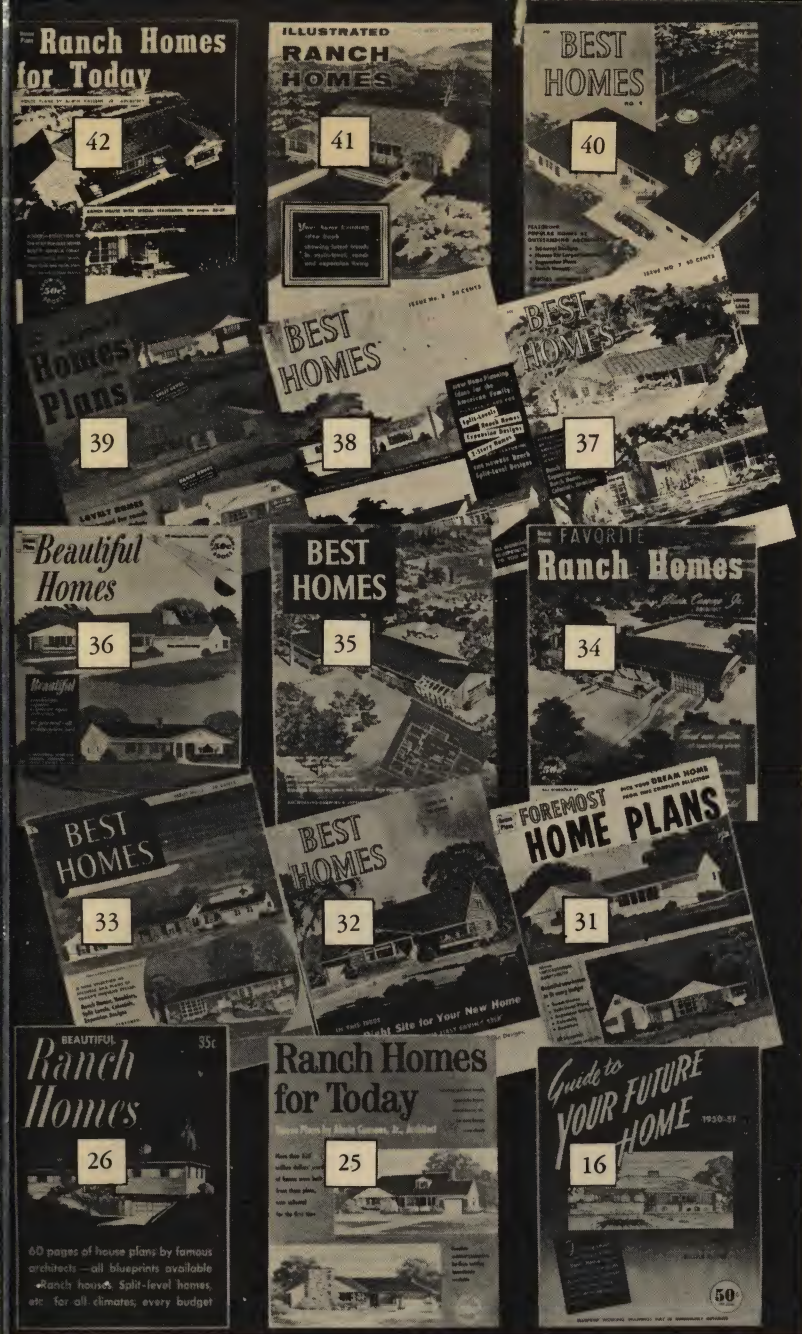
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s. The bedroom wing is well separate to insure sleeping privacy. Each is large enough for two beds and there is ample storage. Sliding door closets mean extra storage plus. The full bathroom has a wide vanity it serves as a convenience's another vanity for the bathroom that shares the same plumbing course, two exposures are in the wall, with sliding doors too, offers the striking fireplace in the living room a warm atmosphere that fills this custom-made indoors and out.

